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Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

#22149575 1/1

Doc#: 2213739165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2022 12:32 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20220501605514
ST/CO Stamp 1-446-817-680 ST Tax \$155.00 CO Tax \$77.50

DOCUMENT PREPARED BY:

Attorney Marek Loza, Loza Law LLC
2340 S. River Road, Suite 120
Des Plaines, IL 60018
Tel. (847) 297-9977

GRANTOR(S), **Krzysztof Drozd and Zdzislawa Drozd**, husband and wife, residing in Lake Zurich, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby confirmed, CONVEY(S) and WARRANT(S) to **Halyna Koval and Viktor Koval**, wife and husband, residing in Norridge, Illinois, AS JOINT TENANTS the following described Real Estate:

PARCEL 1: UNIT 4205-3A IN 4201-05 KOLZE CONDOMINIUM AS DELINEATED ON A SURREY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 24 AND 25 AND THE SOUTHERLY 29.0 FEET OF LOT 26 (EXCEPT THE EASTERLY 1/2 OF SAID LOT) IN VOLK BROTHERS 4TH ADDITION TO SCHILLER PARK, BEING A SUBDIVISION OF PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY AS PER PLAT THEREOF RECORDED NOVEMBER 28, 1923 AS DOCUMENT NO. 8201230, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0010663161, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-13, P-14 AND S-11, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.


PIN: 12-15-313-032-1011 ADDRESS: 4205 Kolze Avenue, Unit 3A, Schiller Park, IL 60176


SUBJECT TO: (1) General real estate taxes not due and payable at the time of Closing; (2), Covenants, conditions and restrictions of record; (3) Building lines and easements; (4) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association laws and installments due after the Closing of association assessments.

This Real Estate is not a homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate forever.

DATED this May 3, 2022.


Krzysztof Drozd


Zdzislawa Drozd

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STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Krzysztof Drozd** and **Zdzislawa Drozd**, personally known to me to be the same individual(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this May 3, 2022.



Dorota Potok
Notary Public

RETURN TO / MAIL TAX BILLS TO Halyna Koval and Viktor Koval
4917 N. Chester Avenue, Norridge, IL 60706

REAL ESTATE TRANSFER TAX		13-May-2022	
		COUNTY	77.50
		ILLINOIS	155.00
		TOTAL:	232.50
12-15-313-032-1011	20220501605514	1-443-217-680	