

UNOFFICIAL COPY

Doc#: 2214018075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2022 08:39 AM Pg: 1 of 3

Dec ID 20220501615993
ST/CO Stamp 1-134-522-256 ST Tax \$207.00 CO Tax \$103.50
City Stamp 0-157-347-728 City Tax: \$2,173.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Zbigniew Foltyn, Bogdan Foltyn, Beata
Malek, and Anna Foltyn
10264 S. 82nd Ct.
Palos Hills, IL 60465

(The Above Space for Recorder's Use Only)

CT 22AGND182108WC 1 of 2

THE GRANTORS Zbigniew Foltyn, a married man, of the Village of Bartlett, County of DuPage, State of Illinois, and Bogdan Foltyn, a married man, of the Village of Palos Hills, County of Cook, State of Illinois, and Beata Malek, a married woman, of the Village of Hanover Park, County of Cook, State of Illinois, and Anna Foltyn, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Vlada Vicentic, a single man, of 5357 N East River Rd, Apt 602, Chicago, IL, 60656, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-11-102-115-1013

Property Address: 5357 N. East River Rd, Unit 502, Chicago, IL 60656

THIS IS NOT A HOMESTEAD PROPERTY TO GRANTORS

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 16th day of May, 2022.

Zbigniew Foltyn
Zbigniew Foltyn

Anna Foltyn
Anna Foltyn

Bogdan Foltyn
Bogdan Foltyn

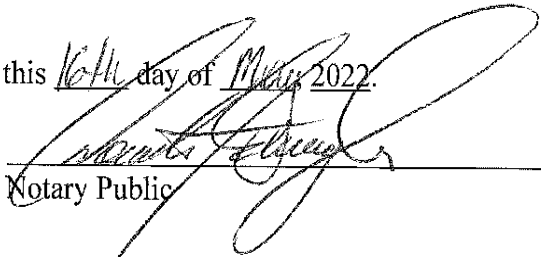
Beata Malek
Beata Malek

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zbigniew Foltyn, Bogdan Foltyn, Beata Malek, and Anna Foltyn personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 notarial seal, this 16th day of May 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Sebastian Kos
Sebastian Kos Law Office
119 S. Vine Street
Hinsdale, IL 60521

MAIL TO:

Vlada Vicentic
5357 North East River Rd
Unit ~~502~~ 602
Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:

Vlada Vicentic
5357 North East River Rd
Unit ~~502~~ 602
Chicago, IL 60656

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 502, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 222.25 FEET OF THE WEST 272.25 FEET OF THE NORTH 80.0 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE NORTH 2.0 FEET OF LOT 1 AND THAT PART OF LOT 2 LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 2.0 FEET OF LOT 1 IN BLACKHAWK SUBDIVISION OF THE NORTH 330 FEET OF THE WEST 718 FEET (EXCEPT THE WEST 272 ¼ FEET OF THE NORTH 80 FEET THEREOF) OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96429941 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

DRIVEWAY EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT FOR PARCEL 1 AS CONTAINED IN DECLARATION RECORDED APRIL 2, 1996 AS DOCUMENT 96252026 AND AS CREATED BY DEED FROM SUBURBAN BANK OF BARRINGTON AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 19, 1994 KNOWN AS TRUST NUMBER 1149 TO ANTHONY W. YONAITES AND CHRISTINE R. YONAITES, HIS WIFE RECORDED AS DOCUMENT 96809099 OVER THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST ¼ OF SECTION 11 TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PART OF LOTS 1 AND 2 IN BLACKHAWK SUBDIVISION BEING A STRIP OF LAND 24 FEET IN WIDTH THE CENTER LINE BEING DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, 101.75 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST TO A POINT ON THE EAST LINE OF LOT 2, 101.75 FEET NORTH OF THE SOUTHWEST CORNER SAID BLACKHAWK SUBDIVISION BEING A SUBDIVISION BEING A SUBDIVISION OF THE NORTH 330 FEET OF THE WEST 718 FEET (EXCEPT THE WEST 272 ¼ FEET OF THE NORTH 80 FEET THEREOF) OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11 TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART OF SAID DRIVEWAY FALLING WITHIN PARCEL 1.