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Doc#. 2217346035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 11:01 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20220601650142
ST/CO Stamp 0-677-554-256 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-789-522-512 City Tax: \$2,362.50

FIRST AMERICAN TITLE

FILE # AF 1025564

1 of 2

Preparer File: AF1025564

THE GRANTOR(S) Jason A. Smart and Doris K. Zavala AKA Doris Smart, husband and wife of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Paulina Makarska, an unmarried woman, of 21W241 Temple Drive, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number(s): 14-30-116-023-1009

Address(es) of Real Estate: 2911 N Western Ave, Unit 110
Chicago, IL 60618

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Dated this 6 day of June, 20 22

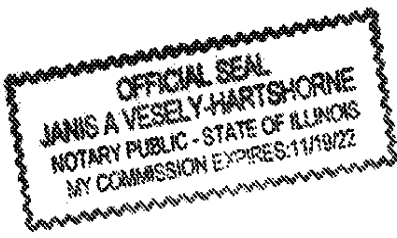
X [Signature]
Jason A. Smart

X [Signature] [Signature]
Doris K. Zavala AKA Doris Smart

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason A. Smart and Doris K. Zavala AKA Doris Smart, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 6 day of June, 20 22.



[Signature]
Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
Paulina Makarska
2911 N. Western Ave, Unit 110
Chicago, IL 60618

Name and Address of Taxpayer:
Paulina Makarska
2911 N Western Ave, Unit 110
Chicago, IL 60618

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 110 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-52, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

Permanent Index #'s: 14-30-116-023-1009

Property Address: 2911 N Western Ave, Unit 110, Chicago, Illinois 60618

Property of Cook County Clerk's Office