

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

766329

**Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602**

Doc#. 2219539057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2022 09:27 AM Pg: 1 of 5

Dec ID 20220701677655
ST/CO Stamp 1-916-884-048 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-374-969-424 City Tax: \$1,417.50

THE GRANTOR(S)

Marko Colic

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Franciszek Czyszczon,

of 7217 Kelly Place Downers Grove, IL, of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

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.

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): 12-14-112-025-1128

Address(es) of Real Estate: 8455 W Leland Ave. Unit 211N, Chicago, IL 60656

Dated this 6th day of July, 2022.

Marko Colic

Marko Colic

This property is not homestead as to the Grantor(s)

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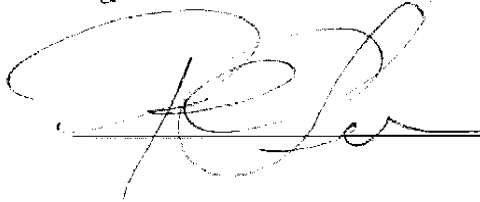
STATE OF IL COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Marcin Lotic

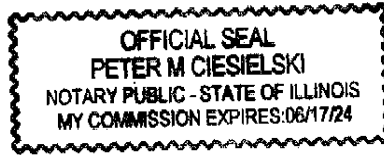
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June, 2022.

 (Notary Public)

Prepared by:

Ciesielski, Soukaras, and Crozier Law, LLC
1115 N Ashland Ave.
Chicago, IL 60622



Mail to:

Franciszek Cyszczon
8455 W Leland Ave. Unit 211N
Chicago IL 60656

Name and Address of Taxpayer:

Franciszek Cyszczon
8455 W Leland Ave Unit 211N
Chicago IL 60656

Property of Cook County Clerk's Office

UNOFFICIAL COPY

File No: 766329

EXHIBIT "A"

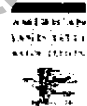
ITEM 1: UNIT 211-N AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 25TH DAY OF JANUARY, 1980, AS DOCUMENT NUMBER 3142538.

ITEM 2: AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 585.02 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, SAID POINT BEING 131.26 FEET SOUTH OF THE SOUTH LINE OF WEST LELAND AVENUE AS PER PLAT OF DEDICATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2191649; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID WEST LELAND AVENUE, 28.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 135 DEGREES, 49 MINUTES, 55 SECONDS, WITH THE LAST DESCRIBED LINE (MEASURED FROM EAST TO SOUTH TO SOUTHWEST) A DISTANCE OF 14.34 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH MARIA COURT AS PER PLAT OF SCHORSCH FOREST VIEW UNIT 12 AND REGISTERS IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2680138, 178.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 134 DEGREES, 54 MINUTES, 54 SECONDS; WITH THE LAST DESCRIBED LINE (MEASURED FROM NORTH TO EAST TO SOUTHEAST) A DISTANCE OF 14.12 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID WEST LELAND AVENUE 29.46 FEET TO THE WEST LINE OF THE EAST 585.02 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALSO THE WEST 219.98 FEET OF LOT TWO (MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 2) (EXCEPTING THEREFROM THE NORTH 100.04 FEET THEREOF) (AS MEASURED ON THE EAST AND WEST LINE OF LOT 2) IN SCHORSCH FOREST VIEW SHOPPING CENTER, BEING A SUBDIVISION IN THE EAST 535.0 FEET OF THE NORTH 1005.0 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 (AS MEASURED ALONG THE NORTH AND EAST LINES THEREOF) OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 24, 1957, AS DOCUMENT NUMBER 1760355, ALSO THE SOUTH 459.98 FEET OF THE NORTH 1005.0 FEET (MEASURED ALONG THE EAST AND WEST LINES) OF THE WEST 50.02 FEET OF THE EAST 585.02 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 12-14-112-025-1128

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (B-1-2016)

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REAL ESTATE TRANSFER TAX

13-Jul-2022



CHICAGO:

1,012.50

CTA:

405.00

TOTAL:

1,417.50 *

12-14-112-025-1128

| 20220701677655

| 0-374-969-424

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

13-Jul-2022



COUNTY: 67.50

ILLINOIS: 135.00

TOTAL: 202.50

12-14-112-025-1128

20220701677655

1-916-884-048

Property of Cook County Clerk's Office