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Doc#: 2222028350 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 01:55 PM Pg: 1 of 3

Dec ID 20220801698642
ST/CO Stamp 1-677-468-240 ST Tax \$129.00 CO Tax \$64.50

Warranty Deed

CT 2286NW35636 CS
10/18

THE GRANTOR(S), Dan Cosma, also known as Daniel Cosma and Gabriela Cosma formally known as Gabriela Stirbu husband and wife as tenants by the entirety of the City of Evanston County of Cook, State of Illinois for and in consideration of \$10.00 in hand paid, convey(s) and warrants to David Magdziarz a single man, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

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

Permanent Real Estate Index Number(s): 10-211-190-99- 035

Address of Real Estate: 8541 Lotus Ave. #817, Skokie, IL

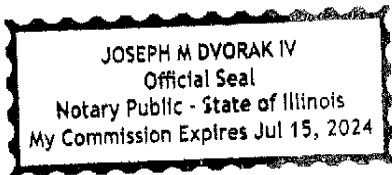
Dated this 19 day of July, 2022

[Signature] _____ [Signature] _____

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dan Cosma, also known as Daniel Cosma and Gabriela Cosma formally known as Gabriela Stirbu** personally known to me to be the 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 19th day of July, 2022



[Signature]
(Notary Public)

Prepared By:

Joseph M. Dvorak, Attorney at Law, 19 Riverside Rd., Riverside IL 60546

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Mail To: *Law Office of Stenner & Armendariz*
1704 S. 1st Ave.
Maywood, IL 60153

Name and Address of Taxpayer: *David Magdziarz*
8541 Lotus Ave, # 817
Skokie, IL 60077

Property of Cook County

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	<i>10-21-119-099-1035</i>
ADDRESS:	<i>8541 Lotus 817</i>
	<i>\$ 387⁰⁰</i>
18620	<i>8/4/22 SL</i>

Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW356360CS

For APN/Parcel ID(s): 10-21-119-099-1035

UNIT NO. 817 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5, AND 6 IN OWNERS SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT WITH A LINE 213 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID LOT (AS MEASURED ALONG THE WEST LINE THEREOF), THENCE SOUTH EASTERLY ALONG SAID NORTH EASTERLY LINE TO A POINT ON THE NORTH LINE OF LOT 1 IN SKOKIE MANOR HIGHLANDS BEING A SUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5 AND 6 IN OWNERS SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN SKOKIE MANOR HIGHLANDS AND ALONG SAID NORTH LINE EXTENDED WEST TO THE SOUTHWESTERLY LINE OF HAMILTON DRIVE (NOW LOTUS AVENUE) AS SHOWN ON THE PLAT OF SAID SKOKIE MANOR HIGHLANDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT ON LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 1, 5 AND 6 AFORESAID THROUGH POINT ON THE WEST LINE OF SAID LOT 421.10 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT 288 FEET EAST OF THE WEST LINE OF SAID LOT (AS MEASURED ALONG SAID PARALLEL LINE); THENCE NORTH PARALLEL WITH THE WEST LINE 63 FEET; THENCE EAST PARALLEL WITH THE NORTH 11 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE 127 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1.677 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 129.96 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 11 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT TO A POINT ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT THROUGH THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DEDICATED FOR LOTUS AVENUE (FORMERLY HAMILTON DRIVE) PER DOCUMENT NUMBER 18463241, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NUMBER 29213, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19574555, TOGETHER WITH AN UNDIVIDED 2.15 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.