

# UNOFFICIAL COPY

Doc#: 2225519160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/12/2022 03:47 PM Pg: 1 of 3

Dec ID 20220801605529  
ST/CO Stamp 1-023-834-704 ST Tax \$275.00 CO Tax \$137.50  
City Stamp 1-008-757-328 City Tax: \$2,887.50

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)

1781688 1 of 2 KJML

Above Space for Recorder's Use Only

THE GRANTORS, MAGDALENA BIELSKA, married to THOMAS W. SCHILLING II\*, and EDWARD BIELSKI, married to ALFREDA BIELSKI\*\*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to ANH HOANG DUY PHAM, an Unmarried Man, of 850 South Clark Street, Apartment 912, Chicago, Illinois 60605, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 14-30-117-041-1030

c/k/a: 2317 West Wolfram Street, Unit 413, Chicago, Illinois 60618

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

subject only 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.

\* signing solely to waive any homestead rights he may have in the property

\*\* this is not homestead property to Edward Bielski or Alfreda Bielski

- SIGNATURE PAGE FOLLOWS -

### REAL ESTATE TRANSFER TAX

29-Aug-2022



CHICAGO: 2,062.50  
CTA: 825.00  
TOTAL: 2,887.50 \*

14-30-117-041-1030 | 20220801605529 | 1-008-757-328

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

### REAL ESTATE TRANSFER TAX

09-Sep-2022



COUNTY: 137.50  
ILLINOIS: 275.00  
TOTAL: 412.50

14-30-117-041-1030 | 20220801605529 | 1-023-834-704

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Dated this 15 day of August, 2022

*Magdalena Bielska* (SEAL)  
MAGDALENA BIELSKA

*Thomas W. Schilling II* (SEAL)  
THOMAS W. SCHILLING II\*

*Edward Bielski* (SEAL)  
EDWARD BIELSKI\*\*

- \* signing solely to waive any homestead rights he may have in the property
- \*\* this is not homestead property to Edward Bielski or Alfreda Bielski

State of Illinois }  
 } SS  
 County of Cook }

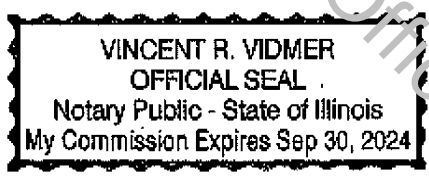
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MAGDALENA BIELSKA**, married to **THOMAS W. SCHILLING II\***, and **EDWARD BIELSKI**, married to **ALFREDA BIELSKI\*\***, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 15 day of August, 2022

*Vincent R. Vidmer*  
 NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:  
 Vincent R. Vidmer, Esq.  
 The Law Office of Vincent R. Vidmer  
 218 North Jefferson Street  
 Suite 101  
 Chicago, Illinois 60661  
 Phone: (312) 878-7640



MAIL TO:  
Cohen Dovitz Makowka LLC  
10779 W. 159<sup>th</sup> St  
Orland Park, IL 60467

SEND SUBSEQUENT TAX BILLS TO:  
Anh Hoang Duy, Pham  
2317 W Wolfram st, #413  
Chicago, IL 60618

# UNOFFICIAL COPY

## Exhibit A - Legal Description

Unit 413 and P-32, in Building 2317 West Wolfram Towers Condominium, as delineated on the survey of certain Lots of parts thereof in Clybourn Avenue Addition to Lakeview and Chicago Subdivision, being a Subdivision in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded December 14, 2000 as Document 00984625, in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration, as amended from time to time.

Property of Cook County Clerk's Office