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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2233510140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2022 02:02 PM Pg: 1 of 3

Dec ID 20221101602476
ST/CO Stamp 1-758-483-792 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-514-313-040 City Tax: \$3,412.50

THE GRANTOR, Zywica Design LLC, a duly licensed Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Paoula Dyanova, AS INDEED PERSON 9747 Kedvale Ave Skokie IL 60076, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

PARCEL ONE:

See attached legal description

~~UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3354-56 N. CENTRAL PARK AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JULY 17, 2003 AS DOCUMENT NO. 0319832098, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

PARCEL TWO:

~~THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1 IN A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 0319832098.~~

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

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022, and subsequent years.

Permanent Real Estate Index Number(s): 13-23-324-042-1002

Address of Real Estate: 3356 N. Central Park Ave, #1N, Chicago, IL 60618

Dated this 30th of November, 2022.

Zywica Design LLC
By: Jan Zywica, Member

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ian Zywica, personally known to me to be the same person whose name Ian Zywica, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its 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 dated this 30th of November, 2022.



Brian J Tharp (Notary Public)

Prepared By: Tharp & Associates, Ltd.
102 North Evergreen
Arlington Heights, Illinois 60004

Mail To:

Paola Dyanova
3356 N. Central Park
#1W
Chicago IL 60618

Name & Address of Taxpayer:

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 22GNW466199RM

For APN/Palms ID(s): 13-23-324-042-1002

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