

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**Warranty DEED**  
**ILLINOIS STATUTORY**

BW22064171 1/2 JD

Doc#. 2233528069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/01/2022 03:06 PM Pg: 1 of 3

Dec ID 20221101688020  
ST/CO Stamp 0-380-802-384 ST Tax \$1,275.00 CO Tax \$637.50

THE GRANTOR(S), Koziura Homes, LLC, an Illinois limited liability company for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrants to Brett K. Palama and Nika Palama, Husband and Wife, Tenants by the Entirety, 639 W. Briar Place, Unit 1W Chicago, IL 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made a part hereof.

**SUBJECT TO:** Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 05-33-410-<sup>010</sup>~~001~~-0000  
Address(es) of Real Estate: 3131 Thayer Street Evanston, IL 60201

Dated this 1 day of November, 2022

Koziura Homes, LLC

By: Karla Koziura  
Karla Koziura  
Manager

By: Sebastian Koziura  
Sebastian Koziura  
Manager

REAL ESTATE TRANSFER TAX		30-Nov-2022
COUNTY:		637.50
ILLINOIS:		1,275.00
TOTAL:		1,912.50
05-33-410-010-0000   20221101688020   0-380-802-384		

033274

**CITY OF EVANSTON**

*Real Estate Transfer Tax*

PAID NOV 10 2022

AMOUNT \$ 6,375.00

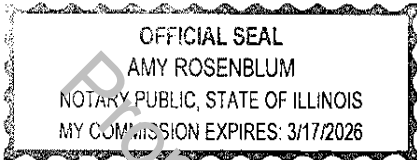
Agent NK

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karla Koziura and Sebastian Koziura are 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.

Given under my hand and official seal, this 1 day of November, 2022



Amy Rosenblum (Notary Public)

---

**Prepared By:** Stephanie Uhler  
4709 W. Golf Road, Suite 415  
Skokie, IL 60076

**Mail To:**

Brett and Nika Palama  
3131 Thayer St.  
Evanston IL 60201

**Name & Address of Taxpayer:**

Brett K. Palama and Nika Palama  
3131 Thayer Street  
Evanston, IL 60201

# UNOFFICIAL COPY

## Exhibit A

### LEGAL DESCRIPTION

LOT 31 IN ROBERT JORGESEN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE WEST 247.5 FEET OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF ISABELLA STREET, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9310317, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office