

# UNOFFICIAL COPY

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**PREPARED BY:**

Robert V. Borla  
Borla, North & Associates, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Doc#. 2234113322 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/07/2022 04:06 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Kevin Joseph Kukla and Fanny-Marilu Mora-Plaza  
320 North Maple Avenue, Unit 1N  
Oak Park, IL 60302

Dec ID 20221101600261

ST/CO Stamp 2-061-858-128 ST Tax \$245.00 CO Tax \$122.50

**MAIL RECORDED DEED TO:**

Borla, North & Associates, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR, Karin Bianucci, a single woman, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Kevin Joseph Kukla, an unmarried man, and Fanny-Marilu Mora-Plaza, an unmarried woman, of 6239 N. Kirkwood Avenue, Chicago, Illinois 60646, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT NO. 1-N IN 318-320 N. MAPLE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 12 IN BLOCK 6 IN WALTER'S SUBDIVISION OF LOTS 1, 2, 13 AND 14 (EXCEPT THE EAST 36 FEET) IN BLOCK 5 AND LOTS 1, 2, 3, 8, 9 AND 10 (EXCEPT THE EAST 36 FEET) IN BLOCK 6 IN TIMMES SUBDIVISION OF PART OF KETTLESTRINGS ADDITION TO HARLEM IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 5TH DAY OF MAY, 1995 AS DOCUMENT NO. 95300195 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 16-07-107-025-1001

Property Address: 320 North Maple Avenue, Unit 1N, Oak Park, IL 60302

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

# UNOFFICIAL COPY

Dated this 29 day of November, 2022

Karin Bianucci  
Karin Bianucci

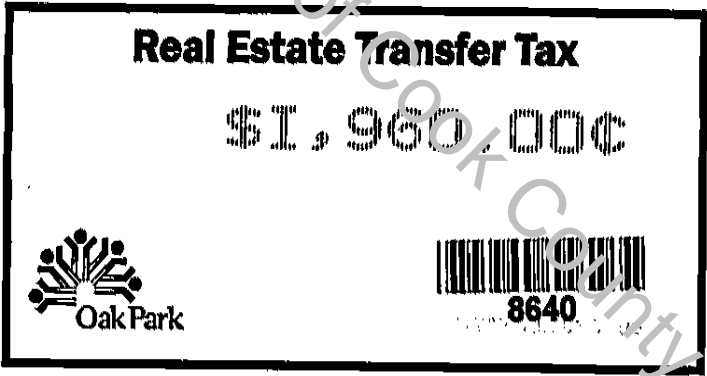
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Karin Bianucci, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 notarial seal, this 29 day of November, 2022



Julie Ann Carco  
Notary Public  
My commission expires: 5/20/25



Property of Oak Park County Clerk's Office