

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
Individual

Doc#: 2302010022 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 10:10 AM Pg: 1 of 2

Dec ID 20230101629795  
ST/CO Stamp 2-003-546-960 ST Tax \$95.00 CO Tax \$47.50  
City Stamp 0-108-426-064 City Tax: \$997.50

THE GRANTOR(S), Michael Chowaniec, a married man\*, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Angela Spalla\*\* the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

\*This is not homestead property  
\*\* a single woman 5259 S. Nordica Ave  
SEE ATTACHED Chicago IL 60638

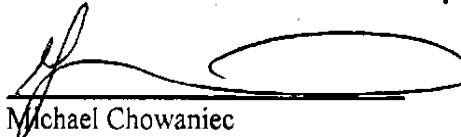
ADDRESS OF PROPERTY: 6940 W 65<sup>th</sup> St, Unit 2B, Chicago, IL 60638

PROPERTY INDEX NUMBER: 19-19-114-036-1005

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED January 11, 2023.

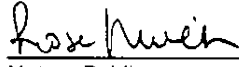
First American Title  
File # AF1030923

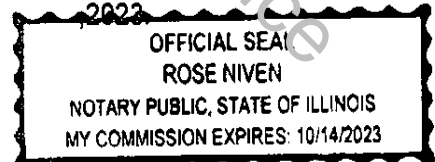
  
Michael Chowaniec

STATE OF ILLINOIS, COUNTY OF CookILL: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that Michael Chowaniec, 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 (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this January 11, 2023.

  
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 552 S Elizabeth St, Lombard, IL 60148

MAIL TO:

Nery Richardson &  
Konewko LLC  
4258 W. 63rd St.  
Chicago, IL 60629

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address  
Angela Spalla  
6940 W 65<sup>th</sup> St, Unit 2B  
Chicago, IL 60638

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The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

**PARCEL 1:**

UNIT NUMBER 2B IN THE 6940 W. 65TH STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 240.00 FEET (EXCEPT THE WEST 179.38 FEET THEREOF) OF THE SOUTH HALF OF BLOCK 37 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 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 APRIL 2, 2004 AS DOCUMENT NUMBER 0409327001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 19512475 FOR DRIVEWAY FOR INGRESS AND EGRESS AND PASSAGEWAY OVER THE NORTH 10 FEET OF THE SOUTH HALF OF THE WEST 240 FEET OF BLOCK 37 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART FALLING IN PARCEL 1 AFORESAID), IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

6940 W. 65th Street, Unit 2B  
Chicago, IL 60638