

# UNOFFICIAL COPY

Doc#: 2303241061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2023 10:54 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS  
STATUTORY

Dec ID 20230101631126  
ST/CO Stamp 1-138-337-616 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-977-378-640 City Tax: \$3,360.00

855490809B 1072

THE GRANTOR **Joung Ja Park**, as trustee of **Joung Ja Park Trust** dated **January 24, 2003**, of **3940 West Bryn Mawr Avenue, Unit 209, Chicago, IL 60659**, County of Cook, State of Illinois for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, CONVEY and Warrant to **Lisa J. Niekra**, a single woman, of **5511 W. Farragut Ave., Chicago, IL 60630**, and **Sylwester Janusz Niekra**, a married man, of **2629 Midland Dr., Naperville, IL 60564**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, **in Joint Tenancy**, to wit:

*Joung Ja Park*



*See Attached*


**SUBJECT TO:** general taxes for 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): **13-02-300-008-1009**

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

Address of Real Estate: **3940 West Bryn Mawr Avenue, Unit 209, Chicago, IL 60659**

REAL ESTATE TRANSFER TAX		31-Jan-2023	
	COUNTY:	160.00	
	ILLINOIS:	320.00	
	TOTAL:	480.00	
13-02-300-008-1009   20230101631126   1-138-337-616			

REAL ESTATE TRANSFER TAX		31-Jan-2023	
	CHICAGO:	2,400.00	
	CTA:	960.00	
	TOTAL:	3,360.00 *	
13-02-300-008-1009   20230101631126   1-977-378-640			

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

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Dated January 24, 2023

*Joung Ja Park*  
Joung Ja Park, as trustee

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Joung Ja Park, as trustee** is 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 me 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 24 day of January, 2023.

*Han Byol Kim*  
Notary Public



Prepared By:  
Won Sun Kim, Esq.  
5215 Old Orchard Rd.  
Suite #210  
Skokie, IL 60077

~~Mail to~~ Name & Address of Taxpayer:  
Lisa J. Niekra & Sylwester Janusz Niekra  
3940 West Bryn Mawr Avenue  
Unit 209  
Chicago, IL 60659

Mail to:

*Demo*  
*11 S. Benton*  
*Arlington Heights, IL 60005*

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BW22064558

## Exhibit A

### PARCEL 1:

UNIT 209 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700756) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE EAST 78.0 FEET; THENCE NORTH 89.0 FEET; THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 209 AND STORAGE SPACE 209 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646.

### PARCEL 3:

RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE MASTER DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280 INCLUDING EASEMENTS FOR INGRESS AND EGRESS OVER COMMON PROPERTY AND THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 1995 AS DOCUMENT 95039646.

PIN: 13-02-300-008-1009