

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED

22GND146249WH  
1 OF 1 DOCS

Doc#: 2308040103 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2023 11:53 AM Pg: 1 of 2

Dec ID 20230101637266  
ST/CO Stamp 1-280-913-616 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR, SALVADOR SOTO, a single man, for and in consideration of \$10.00 (TEN AND NO/100) in hand paid, CONVEYS AND WARRANTS to NICHOLAS BULSKI AND MARGARITA CRUZ, AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP, of 6559 W. George Street, Unit 413, Chicago IL 60634, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

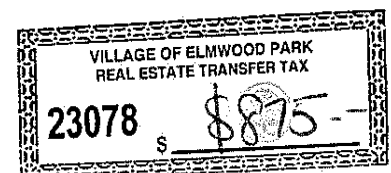
**UNIT 3-W IN ANGELA COURTS IV CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOT 11 IN BLOCK 21 IN THE SUBDIVISION OF FIRST ADDITION TO ELLSWORTH IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED 9/29/1983 AND KNOWN AS TRUST NUMBER 83094223, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 87509324, IN COOK COUNTY, ILLINOIS.**

### **SUBJECT TO:**

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

Permanent Real Estate Index Numbers: 12-25-330-052-1005

Address of Real Estate: 2435 N. 77th Court, Unit 3WN, Elmwood Park IL 60707



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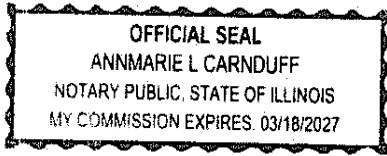
Dated this 27<sup>th</sup> day of February, 2023.

*Salvador Soto*  
SALVADOR SOTO

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SALVADOR SOTO, a single man, 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 he signed, sealed and delivered the said instrument as his 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 27<sup>th</sup> day of February, 2023.



*Annmarie L. Carnduff* (Notary Public)

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**Prepared By:** ATTORNEY TERRY P. ELAND  
181 S. BLOOMINGDALE ROAD #202  
BLOOMINGDALE IL 60108

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**Mail To and  
Name & Address of Taxpayer:**

NICHOLAS BULSKI AND MARGARITA CRUZ  
6559 W. George Street #413  
Chicago IL 60634