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WARRANTY DEED

Doc#: 2310210205 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2023 03:32 PM Pg: 1 of 3

Dec ID 20230301679152
ST/CO Stamp 1-558-930-640 ST Tax \$103.00 CO Tax \$51.50

FIRST AMERICAN TITLE
FILE # AF1032543

(This space is for recorder's use only)

THE GRANTOR, Robert Parzygnat aka Robert Przygnat, a single man, of the County of Cook, State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to

Wioleta M. Samborska Kulesza, a married woman of 8128 W. 91st St.
Hickory Hills, IL 60457

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A

COMMONLY KNOWN AS: 10600 BROOKS LN, C7, CHICAGO RIDGE, IL 60415

PERMANENT REAL ESTATE INDEX NUMBER: 24-18-200-032-1071

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: 3-30, 2023.


Robert Parzygnat aka Robert Przygnat

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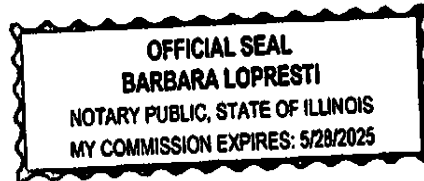
State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Parzygnat aka Robert Przygnat 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 on 3-30, 2023.

Commission expires: 5/28/2025

[Signature]
NOTARY PUBLIC



Mail Deed:

Margaret Las
Attorney at Law
14516 Humphrey Dr.
Orland Park, IL 60462

Send Tax Bill:

Wioleta Samborska Kulesza
10600 Brook Ln, C7
Chicago Ridge, IL 60415

This Deed prepared by Christopher S. Koczwaro 5838 S. Archer Avenue, IL 60638

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EXHIBIT A

UNIT NUMBER C7 IN TATRA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 123.17 FEET OF THAT PART OF LOT 3 IN WALES TOBEY'S SUBDIVISION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3 WITH THE CENTER LINE OF WEST 106TH STREET, THENCE SOUTH ALONG THE EAST LINE OF THE WEST 547.20 FEET OF SAID LOT 3, A DISTANCE OF 520.21 FEET TO THE NORTHWESTERLY LINE OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE WABASH, ST. LOUIS AND PACIFIC RAILROAD A DISTANCE OF 386.30 FEET TO THE WESTERLY LINE OF THE TRI-STATE TOLLWAY, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE TRI-STATE TOLLWAY, A DISTANCE OF 255.31 FEET; TO THE CENTER LINE OF THE WEST 106TH STREET EXTENDED EAST; THENCE WESTERLY A DISTANCE OF 234.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 0632415091; AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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