

# UNOFFICIAL COPY

Doc#: 2314628070 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2023 11:21 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20230401600812  
ST/CO Stamp 0-649-372-368 ST Tax \$225.00 CO Tax \$112.50

THE GRANTOR, MARTIN CHOLEWA, A WIDOWER, OF 540 BIESTERFIELD RD, UNIT B120, ELK GROVE VILLAGE, IL. 60007, in consideration of Ten Dollars and 00/100, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO CHARLES PARKER AND CYNTHIA PARKER, HUSBAND AND WIFE, OF 540 BIESTERFIELD RD, ELK GROVE VILLAGE, IL. 60007, AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements, party walls and roads and highways; General taxes for the year 2022 and subsequent years.

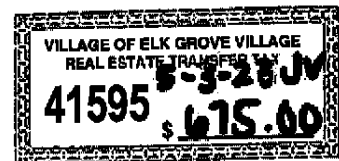
THIS IS HOMESTEAD PROPERTY.

Permanent Index Numbers: 08-32-101-035-1042

Address of Real Estate: 540 BIESTERFIELD RD, <sup>APT.</sup> UNIT B120, ELK GROVE VILLAGE, IL. 60007

Dated this 28 DAY of APRIL, 2023.

Martin Cholewa  
MARTIN CHOLEWA



Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074

1/2 Pt 23 91433



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF IL COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARTIN CHOLEWA IS personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 28<sup>th</sup> DAY of APRIL, 2023.



*Alise Sofiakis*  
Notary Public

Prepared by:

Laurie A. Taylor  
Attorney at Law  
1200 Harger Rd, Suite 500  
Oak Brook, IL 60523

Mail to:

~~KATHLEEN M. GRIFFIN  
ATTORNEY AT LAW  
1200 HARGER RD, SUITE 500  
OAK BROOK, IL 60523~~

*E. Parker*  
CHARLES & CYNTHIA PARKER  
540 BIESTERFIELD RD., #120  
ELK GROVE VILLAGE, IL 60007

Send Tax Bill to:

*E*  
CHARLES PARKER  
CYNTHIA PARKER  
540 BIESTERFIELD RD, ~~1200~~ *APT* 120  
ELK GROVE VILLAGE, IL 60007

NOTARY PUBLIC  
STATE OF ILLINOIS  
ALISE SOFIAKIS  
5700 S. JEFFERSON ST.



First American  
Title Insurance Company

Warranty Deed - Individual

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## EXHIBIT A

**Parcel 1:**

Unit number B-120 in Park Chardonnay Condominiums-Phase I, as delineated on a survey of the following described real estate:

Part Lot 1 in village on the Lake Subdivision of part of the Southwest 1/4 of Section 29 and part of the Northwest 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, Which survey is attached as exhibit "A" to the declaration of condominium recorded April 13, 1984 as document number 27044627, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

Easement for Ingress and Egress for the benefit of parcel 1 as set forth in declaration of easements recorded as document number 27044625 in Cook County, Illinois.

**Parcel 3:**

Exclusive right to the use of parking space P-59, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 27044627 and amended from time to time.

