

# UNOFFICIAL COPY

Doc#: 2315910042 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2023 11:58 AM Pg: 1 of 2

## WARRANTY DEED

The grantor, Monica Koziol, a single person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, conveys and warrants to Gustavo Bergmann 5225 N. Riversedge Terrace the following described real estate situated in Cook County, Illinois, to wit:

Dec ID 20230601637682  
ST/CO Stamp 1-462-663-888 ST Tax \$168.50 CO Tax \$84.25  
City Stamp 1-580-317-392 City Tax: \$1,769.25

See Exhibit A attached hereto  
& 512 CHICAGO IL 60630  
Subject only to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property, and general real estate taxes not due and payable at the time of the closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

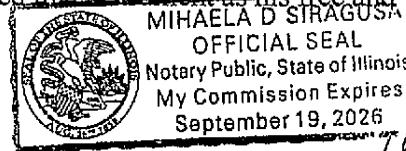
Permanent Real Estate Index No. 12-24-306-055-1006  
Address of Property: 7651 West Addison Street, Unit 2W, Chicago, IL 60634

Dated this 29th day of May, 2023

By: [Signature]  
Monica Koziol

State of Illinois )  
County of Cook )

I, Mihaela Siragusa, the undersigned, a Notary Public in and for Cook County, State of Illinois, do hereby certify that Monica Koziol appeared before me on this 29th day of May, 2023 in person, and acknowledged that he signed and delivered this instrument as his free and voluntary act for the uses and purposes therein set forth.



Notary Public  
Mail deed and send subsequent tax bills to:  
GUSTAVO BERGMANN  
7651 W. ADDISON CHICAGO IL 60634

Prepared by:  
Charles W. Siragusa  
134 N. LaSalle Street, Suite 1050  
Chicago, Illinois, 60602

REAL ESTATE TRANSFER TAX	07-Jun-2023
CHICAGO:	1,263.75
CTA:	505.50
TOTAL:	1,769.25 *

12-24-306-055-1006 | 20230601637682 | 1-580-317-392  
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Jun-2023
COUNTY:	84.25
ILLINOIS:	168.50
TOTAL:	252.75

12-24-306-055-1006 | 20230601637682 | 1-462-663-888

LN 2300 7483 1082

LN23027483

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Exhibit A

UNIT 2W IN THE MARIA COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 24 AND 25 IN BLOCK 5 IN GAUNTLETT, FEUERBORN AND KLODE 'S BELMONT HEIGHTS ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 24, SOUTH OF INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0513718058 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PIN: 12-24-306-055-1006

For Informational Purposes only: 7651 West Addison Street, Unit 2W, Chicago, IL 60634