

# UNOFFICIAL COPY

Doc# 2316628260 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2023 02:49 PM Pg: 1 of 3

**GIT**

Dec ID 20230601645282  
ST/CO Stamp 1-337-575-120 ST Tax \$458.00 CO Tax \$229.00  
City Stamp 1-016-645-328 City Tax: \$4,809.00

**WARRANTY DEED  
ILLINOIS STATUTORY**

4107597895

1082

THE GRANTOR, JULIE M. WEBER, (n) Unmarried Person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to THOMAS PALCZYNSKI, a(n) 644 W. FULLERTON CHICAGO IL 60614, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

See Attached Legal Description in Exhibit A

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

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 14-31-319-086-1002

Address of Real Estate: 1731 N Western Ave. Unit 2, Chicago, IL 60647

Dated this 9 day of June, 2023


Julie M. Weber  
JULIE M. WEBER

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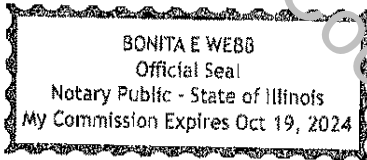
STATE OF ILLINOIS, COUNTY OF COOK, ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JULIE M. WEBER, personally known to me to be the same entity whose name JULIE M. WEBER, 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 9 day of June, 2023.


  
(Notary Public)

10/19/2024  
My Commission expires:



| REAL ESTATE TRANSFER TAX  |           | 13-Jun-2023 |
|---|-----------|-------------|
|  | COUNTY:   | 228.00      |
|  | ILLINOIS: | 458.00      |
|   | TOTAL:    | 687.00      |

14-31-319-086-1002 | 20230601645282 | 1-337-575-120

| REAL ESTATE TRANSFER TAX  |          | 13-Jun-2023 |
|---|----------|-------------|
|  | CHICAGO: | 3,435.00    |
|   | CTA:     | 1,374.00    |
|   | TOTAL:   | 4,809.00 *  |

14-31-319-086-1002 | 20230601645282 | 1-016-645-328  
\* Total does not include any applicable penalty or interest due.

Prepared By:

Lamb Law, PC  
4139 N Richmond St.  
Chicago, IL 60618

After Recording, mail to:

David Schlueter  
401 W. Irving Park Rd  
Itasca, IL 60143

Name & Address of Taxpayer:

Thomas Palczynski  
1731 N. Western # 2  
Chicago, IL 60647

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 1731 N Western Ave. Unit 2, Chicago, IL 60647

Legal Description:

PARCEL 1: UNIT 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1731 N. WESTERN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0635409059, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; (UNDERLYING LEGAL: THE NORTH 28 FEET OF THE SOUTH 167.50 FEET OF A TRACT OF LAND CONSISTING OF LOTS 4, 5, 6, 7, 8, 9, 10, AND 11 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN BLOCK 3 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS).

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0635409059, AFORESAID

Cook County Clerk's Office