

# UNOFFICIAL COPY

769868

## WARRANTY DEED

Statutory (Illinois).

### This Instrument Prepared by:

Sami Kashkeesh

Kashkeesh, Ltd.

9501 W. 144<sup>th</sup> Place, Suite 303,

Orland Park, Illinois 60462

Doc#: 2317933135 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/28/2023 11:00 AM Pg: 1 of 4

Dec ID 20230601658783

ST/CO Stamp 0-364-662-480 ST Tax \$210.00 CO Tax \$105.00

City Stamp 1-537-478-352 City Tax: \$2,205.00

### THE GRANTORS:

✓ Hans Becker, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to

(For Recorder's Use Only)

## WARRANTY DEED

### THE GRANTEES:

✓ Lucas Schalewski, A SINGLE INDIVIDUAL the following described Real Estate Situated in the County of Cook in the state of Illinois, to-wit:

SEE EXHIBIT "A"

PROPERTY INDEX NUMBER (PIN): 14-05-401-052-1012 VOLUME: 473

COMMONLY KNOWN AS: 1063 West Thorndale Avenue, Unit 3

Chicago, Illinois 60660

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said premises, forever. SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The Property is Non-Homestead as to the Grantor.

Citywide Title Corporation  
1927 W. Irving Park Road  
Chicago IL 60613

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 3<sup>rd</sup> Day of June, 2023.

GRANTOR:

*Hans Juergen Becker*

---

Hans Becker

**MAIL TAX BILLS TO:**

**Lucas L. Schalewski**  
1063 West Thorndale, Unit 3,  
Chicago, Illinois 60660

**AFTER RECORDING RETURN TO:**

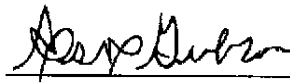
Drost Kivlahan McMahon & O'Connor, LLC  
11 South Dunton Avenue,  
Arlington Heights, Illinois 60005

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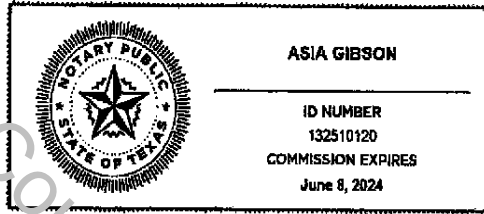
STATE OF Texas )  
 )  
COUNTY OF Dallas )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2023, by **Hans Becker**, who appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.



Notary Public

My commission expires: 06/08/2024



Notarized online using audio-video communication - Acknowledgment

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## EXHIBIT "A"

**PARCEL 1: UNIT 1063-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THORNDALE HARBOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0612834012, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE BALCONY RIGHTS B-1-63-3, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0612834012.**

**PROPERTY INDEX NUMBER (PIN): 14-05-401-052-1012 VOLUME: 473**

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