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Doc#: 2319346063 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/12/2023 10:53 AM Pg: 1 of 3

Dec ID 20230501622656

ST/CO Stamp 1-524-186-832 ST Tax \$152.00 CO Tax \$76.00

City Stamp 1-023-622-864 City Tax: \$1,596.00

WARRANTY DEED

THE GRANTOR, SLAWOMIRA KRAWCZYK a/k/a SLAWOMIRA KRAWCZYK SYNOWIEC, a widow, and MACIEJ JAKUB KRAWCZYK, a married man, in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, and other good and valuable consideration CONVEY AND WARRANT to

RUBEN D. TOBAR, a single man

all interest in the following described real Estate situated in the County of Cook, the State of Illinois, to wit: *see attached legal description*

hereby releasing and waiving all their interest. Property is not subject to homestead rights. Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions of record, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described property would show, providing they do not interfere with the current use and enjoyment of the real estate. Property is not subject to homestead rights.

Permanent Real Estate Number: 13-16-115-048-1009
Address of Real Estate: 5418 W. Windsor Ave., Unit 1N, Chicago, IL 60630.

Dated this 30 day of May, 2023

Slawomira Krawczyk a/k/a Slawomira Krawczyk Synowiec
SLAWOMIRA KRAWCZYK a/k/a SLAWOMIRA KRAWCZYK SYNOWIEC

State of Illinois)

County of Cook)



I, *Dan Wolny* a Notary Public in Cook County and for Kane County, State of Illinois, DO HEREBY CERTIFY that SLAWOMIRA KRAWCZYK a/k/a SLAWOMIRA KRAWCZYK SYNOWIEC, personally known to me to be the same person whose name 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.

GIVEN under my hand and official seal this 30 day of May, 2023.

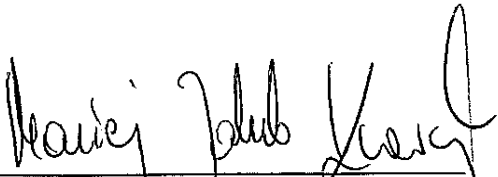
Dan Wolny

Notary Public

2335437
2023

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 MACIEJ JAKUB KRAWCZYK



I, the undersigned, a USA Consul in Poland, DO HEREBY CERTIFY that MACIEJ JAKUB KRAWCZYK, personally known to me to be the same person whose name 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.

GIVEN under my hand and official seal this 22nd day of May, 2023.

Commission: indefinite

James T. Duke
 Vice-Consul
 U.S. Embassy Warsaw

James T. Duke
 Consul

This instrument was prepared by: Danuta Wolny, Attorney at Law, 2200 W. Higgins Rd., Suite 255, Hoffman Estates, IL 60169

Mail to: RUBEN D. TOBAR 5418 W. Windsor Ave., Unit 1N, Chicago, IL 60630

Send Subsequent tax bills to: RUBEN D. TOBAR 5418 W. Windsor Ave., Unit 1N, Chicago, IL 60630

EXHIBIT A

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Legal:

PARCEL 1
 UNIT 5418-1N IN WEST WINDSOR CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF 5416-18 WEST WINDSOR CONDOMINIUMS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 06-15732120 OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 IN BLOCK 3 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF BLOCKS 5 AND 10 IN SUBDIVISION (EXCEPT THE NORTH 1.5 RODS & THE SOUTH 4 RODS) OF THAT PART OF LOT 5 WEST OF MILWAUKEE AVENUE IN SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2
 RE: 5418-1N: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE UNIT 10 AS SET FORTH ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED JUNE 6, 2006, AS DOCUMENT 06-15732120.

Commonly known address: 5418 W. Windsor Ave., Unit 1N, Chicago, IL 60630

PIN #: 13-16-115-048-1009

PIN #:

PIN #:

Township: Jefferson

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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