

# UNOFFICIAL COPY

Doc#: 2320216070 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2023 03:38 PM Pg: 1 of 4

WARRANTY DEED  
ILLINOIS  
STATUTORY  
Ptc23-20209

Dec ID 20230701665190  
ST/CO Stamp 0-755-192-272 ST Tax \$375.00 CO Tax \$187.50

THE GRANTOR Cora E. Tan, as Trustee under the Cora E. Tan Trust Agreement dated September 15, 1993, of 787 Graceland Avenue, Unit 503B, Des Plaines, IL 60016, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid CONVEY and Warrant to Henryk Janeczek, Jolanta Janeczek, and Michael Janeczek, of 8455 W. Lawrence Ave., #3D, Chicago, IL 60656, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, as ~~to~~ to wit:

\* JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

PARCEL 1: UNIT 503B IN THE WATERFORD CONDOMINIUMS IN SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616734074, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-95 AND STORAGE SPACE S-91.

**SUBJECT TO:** general taxes for Second Installment of 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 09-17-425-056-1109

Address of Real Estate: 787 Graceland Avenue, Unit 503B, Des Plaines, IL 60016

DES PLAINES, ILL. Real Estate Transfer Tax  
PLAINES, ILL. No. 69177  
ILLINOIS \$2.00 per \$1,000.00  
787 GRACELAND AVE #503B  
CITY OF DES PLAINES

## UNOFFICIAL COPY

Dated July 14, 2023

*Cora E. Tan*  
Cora E. Tan, as Trustee

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Cora E. Tan, as Trustee** is personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered me 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 \_\_\_\_ day of July, 2023.

*See attached*  
Notary Public

Prepared By:

Won Sun Kim, Esq.  
5215 Old Orchard Rd.  
Suite #210  
Skokie, IL 60077

Mail to & Name & Address of Taxpayer:

Henryk Janeczek, Jolanta Janeczek, and Michael Janeczek  
787 Graceland Avenue  
Unit 503B  
Des Plaines, IL 60016

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## FLORIDA INDIVIDUAL ACKNOWLEDGMENT F.S. 117.05(13)

State of Florida

County of Lee

The foregoing instrument was acknowledged before  
me by means of

☒ Physical Presence,

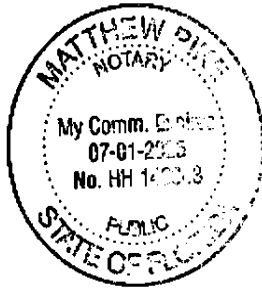
— OR —

☐ Online Notarization,

this 14<sup>th</sup> day of July, 2023, by  
Date Month Year

Cora Tm

Name of Person Acknowledging



[Signature]  
Signature of Notary Public — State of Florida

Matthew Pike  
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: FLDL

Place Notary Seal Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or  
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Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

# UNOFFICIAL COPY

| REAL ESTATE TRANSFER TAX  |   | 20-Jul-2023                    |        |
|---|---|--------------------------------|--------|
|  |  | COUNTY:                        | 187.50 |
|   |   | ILLINOIS:                      | 375.00 |
|   |   | TOTAL:                         | 562.50 |
| 09-17-425-056-1109  |   | 20230701635190   0-755-192-272 |        |