

WARRANTY DEED

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Illinois Statutory

Doc#: 2321241169 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 02:14 PM Pg: 1 of 3

Mail to:

LAW OFFICES of
CHRISTOPHER KUSTOS
910 W. VAN BUREN ST. #502
CHICAGO, IL 60607

Dec ID 20230701685361
ST/CO Stamp 0-570-894-800 ST Tax \$290.00 CO Tax \$145.00

Name & Address of Taxpayers:

Robert Heldt
Kathleen Heldt
1542 Buxton Ct A1
Wheeling IL 60090

RECORDER'S STAMP

THE GRANTOR, **ROMAN KUKULAK**, married to Jadwiga Kukulak, of 1542 Buxton Ct, Unit A1, Wheeling, IL 60090 and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, does hereby CONVEY and WARRANT to the GRANTEES, **ROBERT HELDT AND KATHLEEN HELDT**, husband and wife, of 1243 Center St, Des Plaines, IL 60018, not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


Legal Description:

UNIT NUMBER 1-2-7-L-A-1 IN LEXINGTON COMMONS II COACH HOUSES CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF LOTS 1, 2 AND 3 OF SPRINGVIEW MANOR HOMES, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24736, RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER 26072210, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME) WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORDED, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH TOGETHER WITH EXCLUSIVE RIGHT TO THE USE OF GARAGE UNIT NUMBER G-1-2-7-L-A-1 AS DELINEATED ON THE AFORESAID PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-09-402-022-1041

Commonly Known Address: 1542 Buxton Ct, Unit A1, Wheeling, IL 60090

Subject 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.


Real Estate Transfer Approved
initials: AW Date: 7/24/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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

Dated this 20th day of July, 2023.

Roman Kukulak
ROMAN KUKULAK

Jadwiga Kukulak
JADWIGA KUKULAK
*Signing solely for purposes of waving homestead rights

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROMAN KUKULAK AND JADWIGA KUKULAK, personally known to be the same persons whose names subscribed to me 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 20 day of July, 2023.



Artur Zadrozny
Notary Public



This instrument was prepared by:
Artur Zadrozny, Zadrozny Law Firm LLC, 636 S River Rd, Suite 100-G, Des Plaines, IL 60016

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Property of Cook County Clerk's Office

		COUNTY:	145.00
		ILLINOIS:	290.00
		TOTAL:	435.00
03-09-402-022-1041		20230701685361 0-570-894-800	