

UNOFFICIAL COPY

# 770259 1023

## Warranty Deed

When recorded mail to:  
Michael A. Settanni, Esq.  
3 S. Prospect Ave., Ste. 206  
Park Ridge, IL 60068

Send subsequent tax bills to:  
Christopher Wilczek  
4511 North Mobile  
Chicago, Illinois 60630

Citywide Title Corporation  
111 W. Washington St. Ste. 1301  
Chicago IL 60602



\*2321629028D\*

Doc# 2321629028 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 10:46 AM PG: 1 OF 5

The Grantor, **Robert R. Chojnowski**, divorced and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant to the Grantee, **Christopher Wilczek**, all interest in the following described real estate in the County of Cook, in the State of Illinois:

Lot 13 in Block 6 in Sunnyside, Heafield & Thomas' Country Club Addition to Chicago, being a Subdivision of the North 20 Acres of the ~~South 60 Acres~~ of the Northwest 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat recorded August 5, 1924 as Document 8,539,745, in Cook County, Illinois *See attached* (A)

Permanent Index Number: 13-17-110-018-0000

Property Address: 4511 North Mobile, Chicago, Illinois 60630  
Ave.

Subject to the following, if any: (1) General real estate taxes for the year 2022 and subsequent years; (2) private, public, and utility easements of record, if any; and (3) restrictions of record, if any, so long as they do not interfere with Grantees' use and enjoyment of the property.

x   
Robert R. Chojnowski

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**Christopher Wilczek**  
Name of Grantee

4511 North Mobile  
Chicago, IL 60630

**Christopher Wilczek**  
Name for Tax Billing

4511 North Mobile  
Chicago, IL 60630

Name of Person Preparing Deed:

**Michael A. Settanni**  
Otto & Settanni, P.C.  
3 South Prospect Avenue, Suite 206  
Park Ridge, Illinois 60068

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

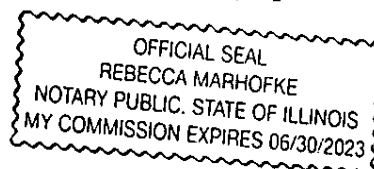
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Robert R. Chojnowski** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, 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 notarial seal this 25<sup>th</sup> day of March, 2023.

  
Notary Public

My Commission Expires: 06/30/2023

(Impress Seal Here)



# UNOFFICIAL COPY

File No: 770259

## EXHIBIT "A"

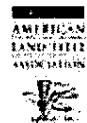
LOT 13 IN BLOCK 6 IN SUNNYSIDE, HEAFFELD & THOMAS' COUNTRY CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1924 AS DOCUMENT NUMBER 8539745, IN COOK COUNTY, ILLINOIS.

13.17.110.D18 0000 (A)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.*

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**Commitment for Title Insurance (8-1-2016)**

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REAL ESTATE TRANSFER TAX

31-Jul-2023



CHICAGO:

862.50

CIA:

345.00

TOTAL:

1,207.50\*

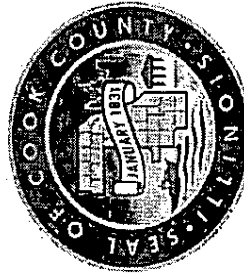
13-17-110-018-0000 | 20230401605194 | 1-078-405-584

\* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

31-Jul-2023



COUNTY:

57.50

ILLINOIS:

115.00

TOTAL:

172.50

13-17-110-018-0000

20230401605194

1-322-920-400

Property of Cook County Clerk's Office