

# UNOFFICIAL COPY



\*2324328003D\*

Doc# 2324328003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2023 09:32 AM PG: 1 OF 3

## WARRANTY DEED

GRANTOR(S):

**Bogusława Wilusz**

a widow and not since remarried,  
nor a party to a civil union

of: 4038 N. Mason Ave.  
Chicago, IL 60641

and **Grzegorz Wilusz**

\*a married man

of: Ul. Demokratycznej Armii Krajowej 18  
38-100 Stryzow N/W  
Jot. Podkarpackie, Poland

BOTH AS THE SOLE SURVIVING JOINT TENANTS  
AFTER THE PASSING OF ADAM WILUSZ

AP230 4654 1072  
KW

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)  
and WARRANT(S) to:

<sup>Heitman</sup> CATHERINE BERRY and <sup>James</sup> BRANDON OLSON, <sup>Wife and husband as tenants</sup>  
<sup>by the entirety</sup>  
the following described Real Estate situated in the State of Illinois, to wit:

**LEGAL DESCRIPTION: LOT 7 IN BLOCK 13 IN MCINTOSH BROTHER'S IRVING PARK BOULEVARD  
ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N.: 13-17-421-020-0000

PROPERTY ADDRESS: 4038 N. MASON AVE., CHICAGO, ILLINOIS <sup>60634</sup>~~60641~~

SUBJECT TO: (1) General real estate taxes for the year 2022 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said real estate forever.

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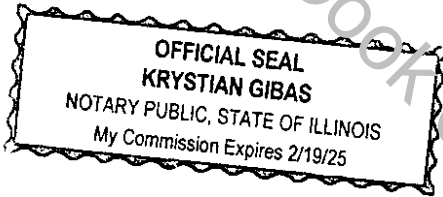
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 29<sup>th</sup> day of August, 2023

X Boguslawa Wilusz  
Boguslawa Wilusz

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Boguslawa Wilusz** personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 29<sup>th</sup> day of August, 2023.




[Signature]  
Notary Public

Return to:

Catherine Heitman Berry  
Brandon James Olson  
4038 N Mason  
Chicago IL 60640



Send Subsequent Tax Bill To:

Catherine Heitman Berry  
Brandon James Olson  
4038 N. Mason  
Chicago IL 60640

REAL ESTATE TRANSFER TAX	30-Aug-2023
 CHICAGO:	3,000.00
CTA:	1,200.00
<b>TOTAL:</b>	<b>4,200.00 *</b>

13-17-421-020-0000 | 20230801610766 | 0-801-756-624

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

REAL ESTATE TRANSFER TAX	30-Aug-2023
 COUNTY:	200.00
 ILLINOIS:	400.00
<b>TOTAL:</b>	<b>600.00</b>

13-17-421-020-0000 | 20230801610766 | 0-854-824-912

# UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 27<sup>th</sup> day of 08, 2023

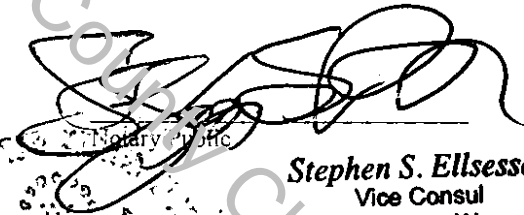
\*This is not a homestead property as to Grzegorz Wilusz's spouse.

*CV*  
Grzegorz Wilusz  
Grzegorz Wilusz

REPUBLIC OF POLAND CITY OF WARSAW }  
EMBASSY OF THE UNITED STATES OF AMERICA } SS

STATE OF \_\_\_\_\_ ) SS: I, the undersigned, a notary public in and for  
COUNTY OF \_\_\_\_\_ ) the said County, in the State aforesaid, DO HEREBY CERTIFY that **Grzegorz Wilusz** ~~personally~~ known to me to be  
the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 21<sup>st</sup> day of AUGUST, 2023

*CV*  
  
Notary Public

**Stephen S. Ellsesser**  
Vice Consul  
U.S. Embassy Warsaw  
Commission: ~~indefinite~~

Prepared by: Waldemar Wyszynski, Esq.  
Wyszynski & Webb P.C.  
2860 S. River Rd, Suite 220  
Des Plaines, IL 60018

