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Doc#. 2325608177 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/13/2023 11:29 AM Pg: 1 of 3

7723-946-11 1/1 WARRANTY DEED

Dec ID 20230801602329

ST/CO Stamp 1-413-092-816 ST Tax \$270.00 CO Tax \$135.00

City Stamp 0-259-003-856 City Tax: \$2,835.00

ILLINOIS Individual to Individual
★
The GPANTORS, BONG-
EWA POTASZ widowed woman of
the City of Chicago
AND CAROLINE POTASZ, a single woman, of the City of Angacrage
County of Archiving for and in
consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable
consideration, in hand paid, CONVEYS and WARRANTS to GRANTEE, VIKTOR
SUKHAN a single man, of Change County . L., the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit;
4
SEE LEGAL DESCRIPTION ATTACHED
SEE LEGAL DESCRIPTION ATTACHED
2nd Installment
SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years;
(2) covenants conditions and restrictions of record and building lines and casements, if
any, provided they do not interfere with the current use and enjoyment of the property.
Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of
the State of Illinois.
PERMANENT INDEX NUMBER: 13-30-228-021-1005
ADDRESS OF REAL ESTATE: 6559 W George Sac, Unit 205 Chicago, IL 60634
Chicago, TL 60634 (P)
This Address is for informational purposes and is not a part of this conveyance.
Dated August 8th, 2023.
and Boil Role /A
Ewa Bo Ko-PotASZ Caroline Potasz

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STATE OF ILLINOIS))	
)	SS	
COUNTY OF COOK)		

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EWA POTASZ, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this

2023.

OFFICIAL SEAL DUSANKA D GRCIC NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/23/23

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CAROLENE POTASZ, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that one signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seai, this

2023.

WINDIS. BRAMMER Notary Public State of Alaska

My Commission Expires Jun 1, 2025

AFTER RECORDING MAIL TO:

Law Office of Joanna B. Sokolowski, P.C.

6942 West Higgins Avenue

Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:

Viktor Sukhan 6559 W George A

Unit 205

Chicago, IL 60634

DEED PREPARED BY: GRCIC LAW, LLC

127 N Northwest Hwy, Park Ridge, IL 60068

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EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel A:

Unit 205 in the Park Avenue Luxury Condominium, as delineated on a Survey of the following described property:

The following described Parcels, except the North 330.00 feet (as measured on the East and West Lines thereof), and the West 26.70 feet of the South 66.0 feet of the North 396.0 feet (as measured on the East and West Line thereof), of the following described combined Parcels:

Parcel 1:

Lot 109 in Second Addition to Mont Clare Gardens, being a Subdivision of the East 1/2 off the Northeast 1/4 (except that part taken for Railroad), in Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of the 50 foot wide rich of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad lying North of the North Line of W. Diversey Avenuc, lying South of the South Line of W. George Street and lying West of and adjoining Lot 109 in the Second Addition to Mont Clare Gardens, being a Subdivision of the East 1/2 of the Northeast 1/4 of Section 30 and lying reast of and adjoining Lots 118, 131, 132 and 146, together with all alleys adjoining said Lots, taken as one tract in the First Addition to Mont Clare Gardens, being a Subdivision of the West 1/2 of the Northeast 1/4 (except that part taken for Railroad), of Section 30, all in Township 40 North, Range 13, East of the Third Principal Meridian (excepting therefrom the West 23.50 feet of the South 125.0 feet of said Railroad right of way), in Cook County, Illinois;

Which Survey is attached to the Declaration of Condominium recorded as Document No. 0613532105, and amended as Document No. 0620534081, and as further amended from time to time, together with an undivided percentage interest in the common elements.

Parcel B:

The exclusive right to use of Parking Space P-116 and Storage Space S-116, limited common elements, as delineated on the Survey attached to the Declaration aforesaid, recorded as Decument No. 0613532105 and amended by Document No. 0620534081.

Legal Description PT23-94671/61