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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

PT23-94671 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 GRANTORS, ~~EWA POTASZ~~ ^{Bojko-}
EWA POTASZ widowed woman of
the City of Chicago
AND CAROLINE POTASZ, a single woman,
of the City of Anchorage
County of Anchorage, 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 Chicago Cook County, IL, the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit;

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO: (1) real estate taxes for the year 2022 ^{2nd installment} and subsequent years;
(2) 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 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 ^{street} Ave. Unit 205
Chicago, IL 60634 ⁰

This Address is for informational purposes and is not a part of this conveyance.

Dated August 8th, 2023.


Ewa Bojko-POTASZ


Caroline Potasz

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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 right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad lying North of the North Line of W. Diversey Avenue, 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 East 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 Document No. 0613532105 and amended by Document No. 0620534081.