

UNOFFICIAL COPY

A23-242 AB

WARRANTY DEED

Individual to Individual

Doc#: 2326841373 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/25/2023 03:57 PM Pg: 1 of 2

Dec ID 20230901629871

ST/CO Stamp 2-145-123-792 ST Tax \$141.00 CO Tax \$70.50

City Stamp 1-071-381-968 City Tax: \$1,480.50

THE GRANTOR, Tadeusz Olszewski as Independent Administrator of the Estate of Jaroslaw Olszewski, of the State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~Vincent G. Alban~~ *an unmarried man* **Vicente**

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 3-W IN THE 3143 NORTH NASHVILLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 6 FEET OF LOT 9 ALL OF LOT 10 AND THE SOUTH 4 FEET OF LOT 11 IN CLARENCE E. NEUBAUM'S RESUBDIVISION OF LOT 8 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF 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. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98349516; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE PERPETUAL AND EXCLUSIVE USE OF LIMITED COMMON ELEMENTS PARKING SPACE P3-W AND STORAGE SPACE S3-W, AS SAID LIMITED COMMON ELEMENTS ARE DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98349516 AS AMENDED BY THE AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT 98706123 AND AS THE SAME MAY BE AMENDED FURTHER FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-30-204-050-1003

Property Address: 3143 N. Nashville Ave, #3W, Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, party walls rights, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

THIS IS NOT HOMESTEAD PROPERTY.

UNOFFICIAL COPY

Dated this 19th day of September, 2023

Tadeusz Olszewski
Tadeusz Olszewski as Independent Administrator
of the Estate of Jaroslaw Olszewski

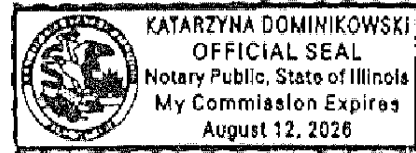
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tadeusz Olszewski 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 in the instrument as his 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 notarial seal, this 19th day of September, 2023.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Katarzyna Dominikowski, P.C.
6127 N Northwest Hwy
Chicago, IL 60631



MAIL TO:

3143 N. Nashville
Ave #3W
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:
Vicente
Vicente G. Alban
3143 N. Nashville Ave, #3W
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		21-Sep-2023
	CHICAGO:	1,057.50
	CTA:	423.00
	TOTAL:	1,480.50

13-30-204-050-1003 | 2023090162987* | 1-071-381-068
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Sep-2023
	COUNTY	70.50
	ILLINOIS	141.00
	TOTAL:	211.50

13-30-204-050-1003 | 2023090162987* | 2-145-123-700