

UNOFFICIAL COPY

Doc#: 2327013259 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2023 03:22 PM Pg: 1 of 4

Dec ID 20230901628578
ST/CO Stamp 0-951-813-072 ST Tax \$580.00 CO Tax \$290.00

WARRANTY DEED
Individual to Individual

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

grantee address:

50 N. Northwest Hwy. #304
Park Ridge, IL 60068

(above space for Recorder's use only)

THE GRANTORS, Panteli Poulidakos, married to Natasha Darras, Husband and Wife, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, CONVEYS AND WARRANTS to GRANTEE:

BARBARA SWIONDER-MARTIN AND
WOJCIECH JACEK CHLEBOWCZYK, AS JOINT TENANTS

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 50-30 4 I N THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0814116029 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P8 & 46 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029

PARCEL 3:

NON EXCLUSIVE EASEMENT FOR I INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED AND SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT FOR UPTOWN PHASE III, RECORDED AS DOCUMENT 0814116 029

Subject to 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

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 premises forever.

REAL ESTATE TRANSFER TAX

26-Sep-2023



| | |
|-----------|--------|
| COUNTY: | 290.00 |
| ILLINOIS: | 580.00 |
| TOTAL: | 870.00 |

09-26-424-004-1054

| 20230901628578 | 0-951-813-072

2019776
40f13A

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Permanent Index Number: 09-26-424-004-1054

Property Address: 50 North Northwest Highway, Unit 304, Park Ridge, IL 60068

Dated: June 19, 2023

Panteli Poulidakos
Panteli Poulidakos

Natasha Darras
Natasha Darras

STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that PANTELI POULIKAKOS, 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, including the release and waiver of homestead.

Impress Seal Here
OFFICIAL SEAL
THERESA TILLINGHAST
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/21/25

Given under my hand and official seal, this 19th day of June, 2023.

Commission expires 4/21/2025
[Signature]
Notary Public

STATE OF ILLINOIS COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Natasha Darras, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Impress Seal Here
OFFICIAL SEAL
THERESA TILLINGHAST
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/21/25

Given under my hand and official seal, this 19th day of June, 2023.

Commission expires 4/21/2025
[Signature]
Notary Public

This instrument prepared by: Joseph A. Riccelli, Esq., 127 W. Willow, Wheaton, IL 60187

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After Recording Mail to:

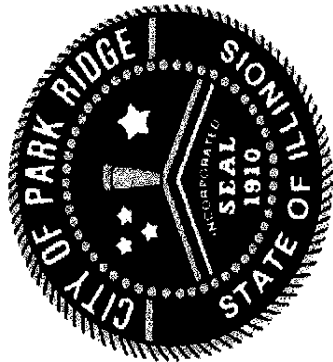
ALICJA SROKA
#1102
7742 W. HIBBINS RD
CHICAGO IL 60631

Mail Tax Bill to:

Wojciech Jacek Chlebowski
Barbara Skwonder Martin
50 N. Northwest Hwy #304
Fair Ridge IL 60068

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Fuller Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transfer@parkridge.us | WWW.PARKRIDGE.US

Certificate # 23-000810

Pin(s)

09-26-424-004-1054

Address

50 N NORTHWEST HWY UNIT 304

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$1,160.00

Date

09/19/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director