

UNOFFICIAL COPY

Doc#: 2327946183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 04:14 PM Pg: 1 of 3

Dec ID 20230901634557
ST/CO Stamp 1-077-367-760 ST Tax \$228.00 CO Tax \$114.00
City Stamp 0-416-633-808 City Tax: \$2,394.00

WARRANTY DEED ILLINOIS STATUTORY

ST23023888 v1

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Lukasz Ludwikowski, a single man, of 8510 W. Catherine Ave, Unit 3S, Chicago, IL 60656 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 THE GRANTEE Heesoo Kim, UNMARRIED, of 8510 W CATHERINE AVE, UNIT 3S*, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-11-121-043-1005

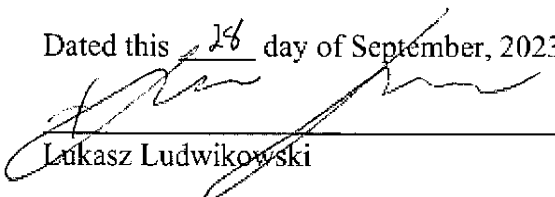
*CHICAGO, IL 60656

Property Address: 8510 W. Catherine Ave, Unit 3S, Chicago, IL 60656

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

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the 2nd installment of 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 26 day of September, 2023.



Lukasz Ludwikowski

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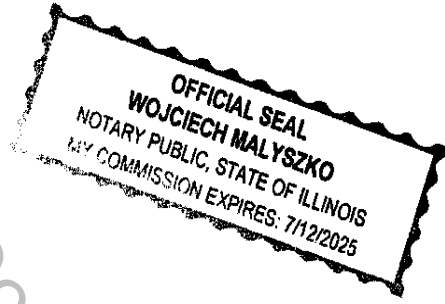
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lukasz Ludwikowski, 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 28 day of September, 2023.



Notary Public




THIS INSTRUMENT PREPARED BY
Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Rd #C-102
Chicago, IL 60631



MAIL TO:

Mazek Law Group, LLC
Mazek Law Group
3805 N. Lincoln Ave
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Heesoo Kim
8510 W. Catherine Ave
Unit 3S
Chicago, IL 60656

REAL ESTATE TRANSFER TAX		06-Oct-2023
	CHICAGO:	1,710.00
	CTA:	684.00
	TOTAL:	2,394.00
12-11-121-043-1005 20230901634557 0-416-633-808		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-Oct-2023
 	COUNTY:	114.00
	ILLINOIS:	228.00
	TOTAL:	342.00
12-11-121-043-1005 20230901634557 1-077-367-760		

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3S IN PARK WEST CONDOMINIUM, BLDG 8510 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 (EXCEPT THE EAST 2.40 FEET THEREOF) AND THE EAST 7.15 FEET OF LOT 18 IN NORDICA BUILDING CORPORATION SUBDIVISION UNIT NUMBER 3 A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 1985 AS DOCUMENT 85317355, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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