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UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Mail to:

Andriy Kruk
223 N. Beachcrest Dr.
Addison IL 60101

Name & Address of Taxpayers:

Andriy Kruk
223 N. Beachcrest Dr. 1761 Bristol Walk
Hoffman Estates IL 60169

Doc#: 2328306141 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/10/2023 03:59 PM Pg: 1 of 2

Dec ID 20231001641407
ST/CO Stamp 0-501-756-880 ST Tax \$225.00 CO Tax \$112.50

RECORDER'S STAMP

THE GRANTORS, **PAWEL DABROWSKI**, married to Emilia Dabrowski*, of 1761 Bristol Walk, Unit 1761, Hoffman Estates, IL 60169, and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, do hereby CONVEY and WARRANT to the GRANTEE, **ANDRIY KRUK** in fee simple forever, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** a married man*

Legal Description:

PARCEL 1: UNIT ADDRESS NO. 1761 BRISTOL WALK AND THE RIGHT OF EXCLUSIVE USE AND POSSESSION AS A LIMITED COMMON ELEMENT OF CARPORT PARKING SPACE NO. 19 IN HILLDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING: PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR HILLDALE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 25211897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

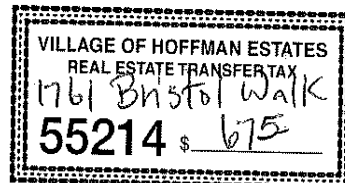
PARCEL 2: EASEMENT AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION RECORDED AS DOCUMENT 25214474 AND FILED AS DOCUMENT LR3143390 FOR INGRESS AND EGRESS AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT\ 25211897 AND AS CREATED BY DEED RECORDED DECEMBER 14, 1979, AS DOCUMENT 25282487.

P.I.N.: 07-08-101-019-1120

Commonly Known Address: 1761 Bristol Walk, ~~Unit 1761~~, Hoffman Estates, IL 60169

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.



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Dated this 27 day of SEPTEMBER, 2023.


PAWEL DABROWSKI


EMILIA DABROWSKI

*Signing solely for purposes of Waiving Homestead Rights

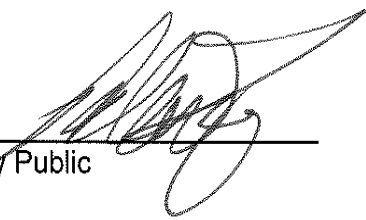
State of Illinois

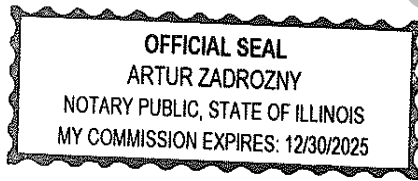
County of Cook

) ss.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAWEL DABROWSKI AND EMILIA DABROWSKI**, personally known to be the same persons whose names subscribed to me the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 27 day of SEPTEMBER, 2023.


Notary Public



This instrument was prepared by:
Artur Zadrozny, Zadrozny Law Firm LLC, 636 S River Rd, Suite 100-G, Des Plaines, IL 60016