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2333215003D*

ILLINOIS WARRANTY DEED

PURSUANT TO 765 ILCS 5/8
ILLINOIS CONVEYANCES ACT

PROPERTY IDENTIFICATION NUMBER:

17-17-105-070-1078

COMMONLY REFERRED TO ADDRESS:

1200 W. MONROE ST. UNIT 619
CHICAGO, ILLINOIS 60607
COOK COUNTY | WEST CHICAGO TWP

Doc# 2333215003 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/28/2023 10:17 AM PG: 1 OF 7

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/8 ILLINOIS CONVEYANCES ACT

NOW COMES THE GRANTOR BASED ON CASE NUMBER: **2023 P 006993**:

GRANTOR: THE ESTATE OF IZABELLA DEBOWSKA

(A DECEASED WOMAN, NEVER MARRIED, FORMER 100% OWNER PER DOCUMENT NUMBER: 191685707)
Located at 1200 W. MONROE ST, UNIT 619, IN CHICAGO, ILLINOIS 60607, WEST CHI TWP
B/T her lawfully declared heirs as listed on the attached Order Declaring Heirship (EXHIBIT)
For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN
HAND PAID, DO NOW CONVEY AND WARRANT as of the 4TH DAY OF OCT. IN THE YEAR 2023

to the named **GRANTEE FOR WHOM FUTURE TAX BILLS SHOULD BE MAILED TO:**

GRANTEE: JERZY DEBOWSKI (A MARRIED MAN*)

OWNER OF 1200 WEST MONROE STREET, UNIT 619, IN
CHICAGO, ILLINOIS 60607 W/N WEST CHICAGO TOWNSHIP
*NOT SUBJECT TO HOMESTEAD RIGHTS/INHERITED PROPERTY

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 1200 W. MONROE ST, UNIT 619, CHI., IL 60607

PROPERTY INDEX NUMBER: 17-17-105-070-1078



LEGAL DESCRIPTION: SEE ATTACHED ON PAGE FOUR (4)

**THIS INSTRUMENT WAS PREPARED BY, AND TO WHOM THE RECORDED DEED SHOULD
BE MAILED TO: ATTORNEY MARIO A. REED, WITH THE LOOMARTEE LAW GROUP,**

LOCATED AT 625 EAST 170TH STREET, UNIT 2 EAST, SOUTH HOLLAND, ILLINOIS 60473

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/8 ILLINOIS CONVEYANCES ACT PAGE 2

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY IZABELLA DEBOWSKA (B/T HER LAWFULLY DECLARED HEIRS JERZY DEBOWSKI (25%), LILA DEBOWSKA (25%), CHRISTOPHER DEBOWSKI (25%), AND MARK DEBOWSKI (25%) ACQUIRED ON JUNE 17TH, 2019 BY THE WARRANTY DEED WITH THE DOCUMENT NUMBER: 1916857074, RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS OFFICE.

Finally, the GRANTOR: THE ESTATE OF IZABELLA DEBOWSKA, B/T HER LAWFULLY DECLARED HEIRS does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, JERZY DEBOWSKI, THE NEW OWNER OF THE REAL PROPERTY LOCATED AT 1200 WEST MONROE STREET, UNIT 619, IN CHICAGO, ILLINOIS 60607 in FEE SIMPLE.

X Jerzy Debowski
GRANTOR: JERZY DEBOWSKI - LAWFUL HEIR (25% INTEREST)

X 11/01/23
DATE SIGNED ABOVE:

X Lila Debowska
GRANTOR: LILA DEBOWSKA - LAWFUL HEIR (25% INTEREST)

X 11/01/23
DATE SIGNED ABOVE:

X Christopher Debowski
GRANTOR: CHRISTOPHER DEBOWSKI - LAWFUL HEIR (25% INTEREST)

X 11/01/23
DATE SIGNED ABOVE:

Also, this WARRANTY DEED PURSUANT TO §760 ILCS 3/ET SEQ is EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

X Jerzy Debowski
GRANTOR: JERZY DEBOWSKI - LAWFUL HEIR (25% INTEREST)

X 11/01/23
DATE SIGNED ABOVE:

STATE OF Illinois)
COUNTY OF DuPage) SS

NOTARY VERIFICATION SECTION

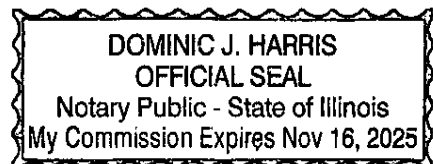


www.lawofficesofmarioareed.com

I, X Dominic J Harris, A NOTARY PUBLIC in the ABOVE-LISTED JURISDICTION do hereby swear and affirm that THE ABOVE-REFERENCED GRANTEE appeared before me on THE ABOVE-REFERENCED DATE and affixed her/his/their signature to the foregoing WARRANTY DEED under his own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

X



SIGNATURE OF NOTARY PUBLIC ABOVE:
PAGE 2

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/8 ILLINOIS CONVEYANCES ACT PAGE 3

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY IZABELLA DEBOWSKA (B/T HER LAWFULLY DECLARED HEIRS JERZY DEBOWSKI (25%), LILA DEBOWSKA (25%), CHRISTOPHER DEBOWSKI (25%), AND MARK DEBOWSKI (25%) ACQUIRED ON JUNE 17TH, 2019 BY THE WARRANTY DEED WITH THE DOCUMENT NUMBER: 1916857074, RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS OFFICE.

Finally, the GRANTOR: THE ESTATE OF IZABELLA DEBOWSKA, B/T HER LAWFULLY DECLARED HEIRS does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, JERZY DEBOWSKI, THE NEW OWNER OF THE REAL PROPERTY LOCATED AT 1200 WEST MONROE STREET, UNIT 619, IN CHICAGO, ILLINOIS 60607 in FEE SIMPLE.



10/26/23

GRANTOR:

LAWFUL HEIR (25% INTEREST) DATE SIGNED ABOVE:

MARK DEBOWSKI

NOTARY VERIFICATION SECTION

STATE OF IL)

COUNTY OF Cook)

SS

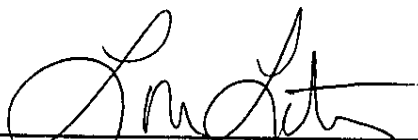


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, THE BELOW SIGNING NOTARY, A NOTARY PUBLIC in the ABOVE-LISTED JURISDICTION do hereby swear and affirm that THE ABOVE-REFERENCED GRANTOR appeared before me on THE ABOVE-REFERENCED DATE and affixed her/his/their signature to the foregoing WARRANTY DEED under his own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:



SIGNATURE OF NOTARY PUBLIC ABOVE:



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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/6 ILLINOIS WARRANTY DEED ACT PAGE 4



ATTACHED LEGAL DESCRIPTION

UNIT SIX HUNDRED AND NINETEEN (619) AND PARKING SPACE NUMBER NINETEEN (19), LIMITED COMMON ELEMENT, IN THE METRO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:


LOTS THIRTEEN (13) AND FOURTEEN (14) IN ASSESSOR'S DIVISION OF BLOCK THREE (3) AND SUB-LOTS TWO (2), THREE (3) AND FOUR (4) IN PART OF ASSESSOR'S DIVISION OF LOT ONE (1) IN BLOCK THREE (3), IN THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0315027090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ILLINOIS, COOK COUNTY, CITY OF CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX		28-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-105-070-1078 | 20231101680879 | 0-446-406-608

REAL ESTATE TRANSFER TAX		28-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-105-070-1078 | 20231101680879 | 1-584-619-472

* Total does not include any applicable penalty or interest due.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: THE ESTATE OF IZABELLA DEBOWSKA B/T HER LAWFULLY DECLARED HEIRS

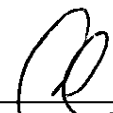
The GRANTOR, THE ESTATE OF IZABELLA DEBOWSKA, B/T HER LAWFULLY DECLARED HEIRS, now affirms that to the best of her/his/their knowledge, the GRANTEE, JERZY DEBOWSKI shown on the foregoing WARRANTY DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.


GRANTOR SIGNATURE ABOVE: THE ESTATE OF IZABELLA DEBOWSKA

11.01.23
DATE SIGNED ABOVE:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE GRANTOR did appear before me on THE ABOVE-LISTED DATE, and affixed her/his/their signature to the above STATEMENT BY GRANTOR under her/his/their own free and voluntary act, while free from any undue influence.


NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



GRANTEE SECTION: JERZY DEBOWSKI

The AUTHORIZED AGENT FOR JERZY DEBOWSKI does now hereby swear that to the best of her/his/their knowledge the GRANTEE, JERZY DEBOWSKI shown on the foregoing WARRANTY DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

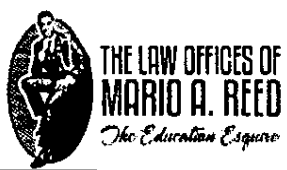

GRANTEE SIGNATURE ABOVE: AGENT FOR JERZY DEBOWSKI

11.01.23
DATE SIGNED ABOVE:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF JERZY DEBOWSKI did appear before me on THE ABOVE-LISTED DATE, and affixed her/his/their respective signature to the above STATEMENT BY GRANTEE under her/his/their own free and voluntary act, while free from any undue influence.


NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE, AND A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE WARRANTY DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

EXHIBIT

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION**

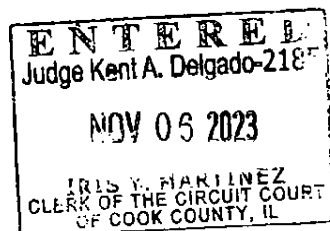
The Estate Of

IZABELLA DEBOWSKA
DeceasedCase Number: 2023 P 006993
Calendar: 08 Room Number: 1802
Honorable Judge Kent A. Delgado
(or any judge sitting in his stead)**ORDER DECLARING HEIRSHIP**

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the **ONLY HEIRS** of the **DECEDENT, MS. IZABELLA DEBOWSKA**, who died on **AUGUST 31ST, 2023**.

- A) JERZY DEBOWSKI (HER BIOLOGICAL FATHER) NOT UNDER A DISABILITY, NOR A MINOR**
- B) LILA DEBOWSKA (HER BIOLOGICAL MOTHER) NOT UNDER A DISABILITY, NOR A MINOR**
- C) CHRISTOPHER DEBOWSKI (HER BIOLOGICAL BROTHER) NOT UNDER A DISABILITY, NOR A MINOR**
- D) MARK DEBOWSKI (HER BIOLOGICAL BROTHER) NOT UNDER A DISABILITY, NOR A MINOR**

FURTHERMORE, THE ABOVE-REFERENCED ESTATE IS NOW CLOSED, WITHOUT PREJUDICE, FOLLOWING THIS JUDICIAL DETERMINATION OF HEIRSHIP.



ENTERED:

[Signature]

HONORABLE JUDGE DELGADO JUDGE'S NO.
(OR ANY JUDGE SITTING IN HIS STEAD)

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2E
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE INFORMATION: www.lawofficesofmarioareed.com

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date **NOV 21 2023**

IRIS Y. MANUEL
Clerk of the Circuit Court
of Cook County, IL

