



Doc# 2405345000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 09:15 AM PG: 1 OF 2

**WARRANTY DEED**

GRANTOR(S):

Aleksander Lakomy  
\*married to Bogusława Lakomy

PRESENTLY RESIDING AT:

501 S. Deborah Ln.  
Mount Prospect, IL 60056

AP 24009770 KW 102

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

JHOBER BITRIAGA GUZMAN, a single man and MAYRET ABREU RIVAS, a single woman as JOINT TENANTS

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

LEGAL DESCRIPTION: UNIT D-5--N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BIRCH TREE CONDOMINIUM NUMBER 2, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22191975, IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-11-121-033-1005

PROPERTY ADDRESS: 8543 WEST RASCHER AVENUE, UNIT 3N, CHICAGO, ILLINOIS 60656

SUBJECT TO: (1) General real estate taxes for the year 2023 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) ~~Governmental taxes or assessments for improvements not yet completed.~~

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 real estate forever.

DATED this 2<sup>nd</sup> day of February, 2024.

Aleksander Lakomy

Bogusława Lakomy  
\*Signing solely for the purpose of waiving homestead rights.

S 1  
P 2  
S 1  
SC 1  
INT R

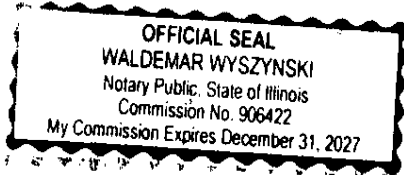
REAL ESTATE TRANSFER TAX		20-Feb-2024
COUNTY:	ILLINOIS:	93.50
TOTAL:		187.00
		280.50

12-11-121-033-1005 | 20240201625566 | 1-838-223-920

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Aleksander Lakomy and Boguslawa Lakomy** personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 2<sup>nd</sup> day of February, 2024.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by: Waldemar Wyszynski, Esq.  
Wyszynski & Webb P.C.  
2860 S. River Rd, Suite 220  
Des Plaines, IL 60018

Return to:

*Jhober B. Guzman*  
8543 W Rascher Ave #3N  
Chicago IL 60636

Send Subsequent Tax Bill To:

*Jhober B. Guzman*  
8543 W Rascher Ave #3N  
Chicago IL 60636

**REAL ESTATE TRANSFER TAX**

07-Feb-2024



CHICAGO:	1,402.50
CTA:	561.00
<b>TOTAL:</b>	<b>1,963.50 *</b>

12-11-121-033-1005 | 20240201625566 | 1-367-456-816

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

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