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2407322022

WARRANTY DEED ILLINOIS STATUTORY

Doc# 2407322022 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/13/2024 10:24 AM
PAGE: 1 OF 5

770973 1/2

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR(S)

Dominika Jozefiak, a single person

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Mitchell Szefflinski and Karah Bishop, husband and wife as Tenants by the Entirety

of 196 Grand St., Jersey City, NJ 07302, of the County of Hudson, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

Permanent Real Estate Index Number(s): 17-17-236-013-1061

Address(es) of Real Estate: 913 W VanBuren St Unit 5F, Chicago, IL 60607

S Y
P 5
S V-I
SC V
INTER ES

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Dated this 14 day of Feb, 2024

Dominika Jozefiak
Dominika Jozefiak

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This property is not homestead as to the Grantor(s)

STATE OF IL COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

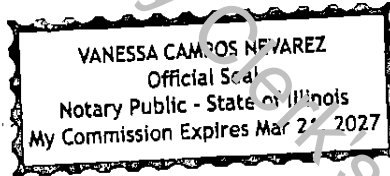
Dominika Jozefiak, a single person

personally known to me to be the same person(s) whose name(s) are subscribed to 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 14 day of Feb, 2024.

Vanessa Campos (Notary Public)

Prepared by:
Jimmy Vachachira
Abraham & Sweeney, LLP
834 E Rand Rd., Suite 3
Mount Prospect, IL 60056



Mail to:

Mitchell Szefflinski and Karah Bishop
913 W VanBuren St., Unit 5F
Chicago, IL 60607

Name and Address of Taxpayer:

Mitchell Szefflinski and Karah Bishop
913 W VanBuren St., Unit 5F
Chicago, IL 60607

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 770973

EXHIBIT A

The Land is described as follows:

UNIT N-5-F IN THE SANGAMON LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 (EXCEPT THE SOUTH 48.7 FEET THEREOF) AND ALL OF LOTS 11,12,13 AND 14 IN BLOCK 23 IN DUNCAN'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26972717 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

17-17-23^b-013-1061 ^A

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

21-Feb-2024



CHICAGO:

3,225.00

CTA:

1,290.00

TOTAL:

4,515.00 *

17-17-236-013-1061 | 20240201637014 | 0-342-250-032

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

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REAL ESTATE TRANSFER TAX

21-Feb-2024



COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

17-17-236-013-1061

| 20240201637014 | 1-491-440-176