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Doc#: 2407402067 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 10:08 AM Pg: 1 of 2

Dec ID 20240301649076

ST/Co Stamp 1-150-458-416 ST Tax \$440.00 CO Tax \$220.00

City Stamp 1-467-619-888 City Tax \$4,620.00

For Recorders Use

WARRANTY DEED

PT 23-97222
1 of 2

THE GRANTORS, Barbara Witkowski and Bogdan Witkowski, wife and husband, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

David Chavez, *a single man*

the following described Real Estate situated in Cook County, Illinois, to wit:

UNIT 12-3-742 IN CONCORD AT JEFFERSON PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 43 IN CONCORD AT JEFFERSON PARK, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTH- EAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 2004 AS DOCUMENT 0411231102, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 15, 2004 AS DOCUMENT NUMBER 0425939046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

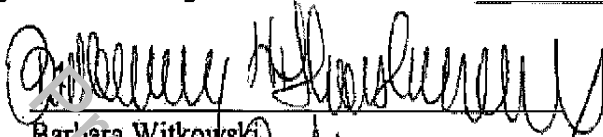
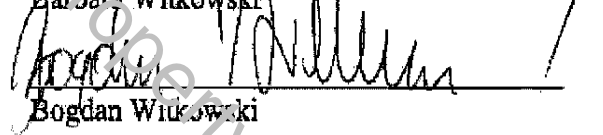
SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2023 and subsequent years

PROPER TITLE, LLC

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Street address: 4921 W. Lawrence Avenue
City, state, and zip code: Chicago, IL 60630
Real estate index number: 13-16-205-088-1055

The grantors have signed this deed on March 15th, 2024.


Barbara Witkowski

Bogdan Witkowski

STATE OF ILLINOIS)

) st.

COOK COUNTY)

I am a notary public for the County of Cook and State of Illinois. I certify Barbara Witkowski and Bogdan Witkowski are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: March 15th, 2024.




Notary Public

This instrument was prepared by :

Joseph G. Haffner
25 E Washington, Suite 700
Chicago, IL 60602

Grantee Address

Mail To and Send Subsequent Tax Bills To:
David Chavez
4921 W. Lawrence Avenue
Chicago, IL 60630