

UNOFFICIAL COPY

Warranty Deed Statutory (ILLINOIS)

Doc#: 2407424099 Fee: \$107.00

KARENA A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 9:56 AM Pg: 1 of 3

Doc ID 20240301651814

ST/Co Stamp 1-962-416-688 ST Tax \$289.00 CO Tax \$144.50

City Stamp 0-745-609-776 City Tax \$3,034.50

THE GRANTOR: MARIUSZ BOSEK LTD., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, **CONVEYS and WARRANTS** to

CHRISTOPHER CLARK *a single man*
of 8660 S 86th Ave, Apt 211, Justice, IL 60458

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

THE EAST 30 FEET OF LOT 11 IN HIGHLAND VIEW, BEING A RE-SUBDIVISION OF LOTS 1 TO 17 AND 29 TO 45, ALL INCLUSIVE, IN BLOCK 1 OF C.H. DECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 31 TOWNSHIP 38, NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

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; public and utility easements; and general real estate taxes for 2023 and subsequent years.

Permanent Index Number (PIN): **20-31-105-033-0000**

Address (es) of Real Estate: **2245 West 79th Place, Chicago, IL 60620**

Dated this **6th** day of **March 2024**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, **MARIUSZ BOSEK**, this 6th day of March 2023.

FEDERAL NATIONAL TITLE 0024 002067

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MARIUSZ BOSEK LTD.

By: *Mariusz Bosek*
MARIUSZ BOSEK, President

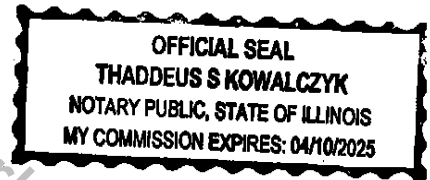
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **MARIUSZ BOSEK** is personally known to me to be the **PRESIDENT** of the Corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such **PRESIDENT** he signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of March 2024.

Thaddeus S. Kowalczyk
NOTARY PUBLIC

My Commission expires: 4-16-25



This instrument was prepared by:

Thaddeus S. Kowalczyk Attorney at Law, 6052 West 63rd Street, Chicago, IL 60638-4342

MAIL TO:

*Christopher Clark
2245 W. 79th Pl
Chicago, IL 60620*

SEND SUBSEQUENT TAX BILLS TO:

Christopher Clark
2245 West 79th Place
Chicago, IL 60620

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

12-Mar-2024



COUNTY:	144.50
ILLINOIS:	289.00
TOTAL:	433.50

20-31-105-033-0000

| 20240301651814 | 1-962-416-688

REAL ESTATE TRANSFER TAX

12-Mar-2024



CHICAGO:	2,167.50
CTA:	867.00
TOTAL:	3,034.50 *

20-31-105-033-0000 | 20240301651814 | 0-745-609-776

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

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