

UNOFFICIAL COPY

THE GRANTOR,
RYSZARD KEPSKI AS THE
SUCCESSOR TRUSTEE OF
THE THE MARIANNA
WOZNIAK DECLARATION
OF LIVING TRUST DATED
MARCH 14TH, 2019.

of the Village of
Harwood Heights
County of Cook, State
of Illinois for and
in consideration of
TEN AND NO/100
DOLLARS (\$10.00) in
hand paid, and other
good and valuable
consideration CONVEYS
AND ~~JOINT TENANT~~ to ^{WARRANT}
each of the following:



Doc# 2409309007 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/2/2024 10:03 AM
PAGE: 1 OF 2

KINGA TOKARSKA A DIVORCED WOMAN AND OLIVIA TROJAN A SINGLE WOMAN AS
JOINT TENANTS AND NOT AS TENANTS IN COMMON.

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

SEE ATTACHED LEGAL DESCRIPTION:

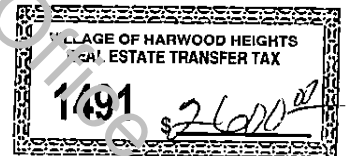
hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number: 12-12-423-025-1097
Address of Real Estate: 7400 W. LAWRENCE AVENUE, UNIT 225
HARWOOD HEIGHTS, IL 60706

Dated this: March 19, 2024

[Handwritten Signature]

RYSZARD KEPSKI A/K/A RICHARD KEPSKI
AS THE SUCCESSOR TRUSTEE OF
THE THE MARIANNA WOZNIAK
DECLARATION OF LIVING TRUST
DATED MARCH 14TH, 2019.



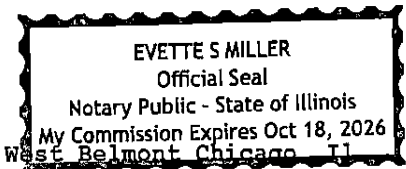
State of Illinois, County of Cook ss.

I, EVETTE S. MILLER the undersigned, a Notary Public in and for said County,
in the State of Illinois, DO HEREBY CERTIFY that RYSZARD KEPSKI A/K/A RICHARD
KEPSKI personally known to me to be the same person whose name subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that
she signed, sealed and delivered the said instrument as 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 19 Mar, 24

Commission expires 10.18.2026

[Handwritten Signature]
Notary Public



This instrument was prepared by: L. Vito Lazzara, 7550 West Belmont Chicago, IL
60634
Mail to: 7400 W. Lawrence Ave., Unit 225 Harwood Heights, IL 60706
Send Subsequent tax bills to: 7400 W. Lawrence Ave., Unit 225 Harwood
Heights, IL 60706

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 225 IN THE COURTYARD OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 300 FEET OF THE EAST 333.03 FEET (MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE SOUTH 50 FEET THEREOF (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) AND SOUTH OF THE CENTER LINE, EXTENDED EAST OF THE ALLEY IN BLOCK 10, IN OLIVER SALINGER AND CO'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3;
IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 92002357, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-225 AND G59 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92002357 AND AMENDED BY DOCUMENT 92957606.

REAL ESTATE TRANSFER TAX		26-Mar-2024
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00
12-12-423-025-1097	20240301654526	1-174-529-584