

# UNOFFICIAL COPY

Doc#: 2411314183 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/22/2024 10:04 AM Pg: 1 of 3

Dec ID 20240401679516  
ST/Co Stamp 1-416-696-112 ST Tax \$155.00 CO Tax \$77.50  
City Stamp 1-591-021-872 City Tax \$1,627.50

## WARRANTY DEED

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2 of 2 2437842

THE GRANTOR(S), ANDRZEJ BURAK, a widower of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Sonia Luna and Elder Luna, of ~~6424 Fairfield Ave.~~ <sup>2924 N. Oak Park Ave</sup>, Chicago, IL ~~60645~~ <sup>60634</sup> as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 13-29-404-046-1005

Common Address: 5755 W. Diversey Ave., Unit 203, Chicago, IL 60639

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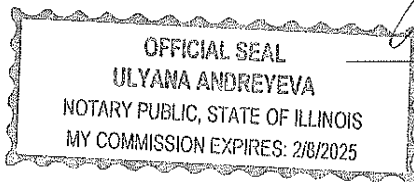
DATED this 19<sup>th</sup> day of April, 2024

*Andrzej Burak*  
ANDRZEJ BURAK

State of Illinois) ss.  
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that ANDRZEJ BURAK, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 19<sup>th</sup> day of April, 2024



*Ulyana Andreyeva*  
NOTARY PUBLIC

**DEED PREPARED BY:**

Beata Valente  
Attorney at Law  
5911 W. Higgins Ave  
Chicago, IL 60630

**MAIL DEED TO:**

Elder Luna and Sonia Luna  
2924 N. Oak Park Ave  
Chicago IL 60634

**SEND TAX BILL TO:**

Elder and Sonia Luna  
2924 N. Oak Park Ave  
Chicago IL 60634

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## Legal Description

**PARCEL 1:**

UNIT 203 IN THE 5755 W. DIVERSEY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 7 (EXCEPT THE EAST 7.17 FEET THEREOF), ALL OF LOT 8 AND LOT 9 (EXCEPT THE WEST 10.66 FEET) IN BLOCK 4 IN DIVERSEY HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534745018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-5 AND STORAGE SPACE NUMBER S-6, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

**FOR INFORMATIONAL PURPOSES ONLY:**

**Address:** 5755 W. Diversey Ave., Unit 203, Chicago, IL 60639

**PIN #:** 13-29-404-046-1005

**PIN #:**

**PIN #:**

**Township:** Jefferson