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Doc#: 2411424411 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/23/2024 4:06 PM Pg: 1 of 2

Dec ID 20240401683912

ST/Co Stamp 0-846-041-392 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED

DOCUMENT PREPARED BY:

Attorney Marek Loza, Loza Law LLC

2340 S. River Road, Suite 120

Des Plaines, IL 60018

Tel. (847) 297-9977

Old Republic Title

9601 Southwest Highway

Oak Lawn, IL 60453

24163735 112

Grantor(s), **Elzbieta Jaroma**, an unmarried woman, residing in Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby confirmed, CONVEY(S) and WARRANT(S) to **Aleksander Popowski**, an unmarried man, residing in Schiller Park, Illinois, the following described Real Estate:

PARCEL 1:

UNIT 4753-18 IN THE 4751-4753 N. 25TH AVENUE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 AND LOT 2 IN MOORE'S SUBDIVISION, BEING A RESUBDIVISION OF LOTS 25, 26, 27, 28 AND 29 IN BLOCK 21 IN FAIRVIEW, BEING EBERHART AND ROYCE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A STRIP OF LAND 16.5 FEET WIDE OF THE WEST END OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16), ACCORDING TO THE PLAT OF SAID MOORE'S SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS. ON NOVEMBER 3, 1961 AS DOCUMENT 2006390, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 23, 2004, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 043204003 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO PARKING SPACE NUMBER P-16, A LIMITED COMMON ELEMENT "LCE", AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 4753-18 AS ARE SET FORTH IN THE DECLARATION.

PIN: **12-16-202-058-1018** ADDRESS: 4753 N. 25th Avenue, Unit 18, Schiller Park, IL 60176

SUBJECT TO: (1) General real estate taxes not due and payable at the time of Closing; (2), Covenants, conditions and restrictions of record; (3) Building lines and easements; (4) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association laws and installments due after the Closing of association assessments.

This Real Estate is not a homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois.

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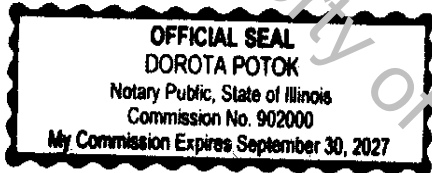
TO HAVE AND TO HOLD said real estate forever.

Dated this April 12, 2024.

Elzbieta Jarema
Elzbieta Jarema

State of Illinois, County of Cook) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Elzbieta Jarema**, personally known to me to be the same individual(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/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 April 12, 2024.



Dorota Potok
Notary Public

RETURN TO / MAIL TAX BILLS TO :

Aleksander Popowski

4753 N. 25th Avenue, Unit 18, Schiller Park, IL 60176

REAL ESTATE TRANSFER TAX		22-ADP-004
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
12-16-202-058-1018	20240401683912	0-846-041-392