

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1009812217 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 01:40 PM Pg: 1 of 3

DD 801821/08

THE GRANTOR, OPINE KIMBALL PARK LLC, an Illinois limited liability company, with its principal place of business at 4909 W. Oakton Street, Skokie, Illinois 60025, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto Grantees, JEREMY HOPKINS and KATHRYN PERRY HOPKINS, husband and wife, of 4819 N. Kimball, #2, Chicago, Illinois 60625, the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, not as joint tenants with right of survivorship, but as tenants by the entirety, to wit:

PARCEL A:

UNIT 4819-2 IN THE KIMBALL PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 26 IN BLOCK 70 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BLOCKS 1 AND 3 IN BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARKE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 41 TO 43 INCLUSIVE AND THE SOUTH 17 FEET OF LOT 44 IN A.H. HILLS RESUBDIVISION OF LOTS 27 TO 38 INCLUSIVE IN BLOCK 70, LOTS 3 TO 14 INCLUSIVE AND 27 TO 38 INCLUSIVE IN BLOCK 71 AND LOTS 3 TO 14 INCLUSIVE IN BLOCK 72 IN NORTH WEST LAND ASSOCIATION SUBDIVISION, SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24, 26 IN JACKSON'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2006 AS DOCUMENT NUMBER 0623510029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL B:

The exclusive right to the use of parking space NOT APPLICABLE, a limited common element as shown on the plat aforementioned.

SUBJECT TO: General Real Estate Taxes for 2009 and subsequent years; acts done or caused by Purchaser; 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 property. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium recorded on August 23, 2006 as Document Number 0623510029 the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Numbers: 13-11-428-025-1008

Address of Real Estate: 4819 N. Kimball, #2; Chicago, Illinois 60625

Grantor also hereby grants to the Grantees, their successors and assigns, as right and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein, and Grantor is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the said Grantor has caused his name to be signed to these presents this 24th day of March, 2010.

Opine Kimball Park LLC:

By: Amin A. Ansari
Authorized Member

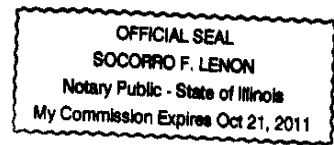
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Amin Ansari, personally known to me to be a member of Opine Kimball Park LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of Opine Kimball Park LLC, 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 24th day of MARCH, 2010.

Commission expires: 10/21/2011

Socorro F. Lenon
Notary Public



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This instrument was prepared by:

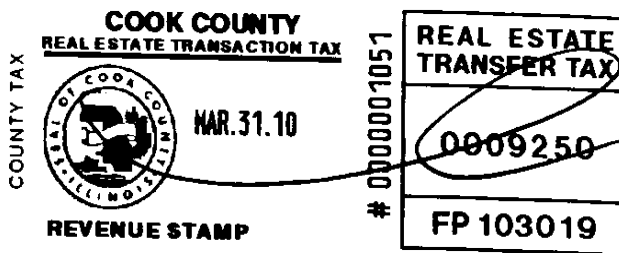
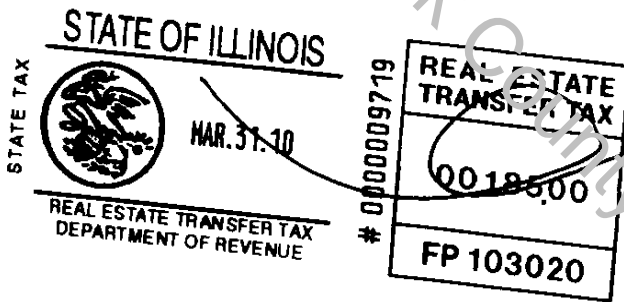
Naheed A. Amdani, Esq.
Law Offices of Naheed A. Amdani, P.C.
4909 Oakton Street
Skokie, Illinois 60077

MAIL TO:

Jeremy & Kathryn Hopkins
4819 N. Kimball, #2
Chicago, Illinois 60625

SEND SUBSEQUENT TAX BILLS TO:

Jeremy & Kathryn Hopkins
4819 N. Kimball, #2
Chicago, Illinois 60625



City of Chicago
Dept. of Revenue
599387



Real Estate
Transfer
Stamp
\$1,942.50

4/7/2010 14:27

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Batch 947,402