

Att 1402327 1/2
WARRANTY DEED



Doc#: 1433717020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2014 01:09 PM Pg: 1 of 3

UNMARZIED
THE GRANTOR(S), **HUY NGUYEN**, an individual, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), **KOFI DABO-APRAKU**, an individual, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Legal Description (see attached)

Property Index Numbers: 17-15-309-032-1008
17-15-309-032-1071

Address of Real Estate: 1133 S. Wabash, Unit 301
Chicago, Illinois 60605

SUBJECT TO: Covenants, conditions and restrictions of record, building lines, public and utility easements, all applicable zoning laws and ordinances, existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes not yet due and payable. The Grantor(s) certify(ies) that this property is not subject to any homestead rights and the Grantor(s) further certify(ies) that Grantor(s) reside(s) at a different location. Grantee(s) shall have and hold said premises forever.

Dated this 14 Day of November, 2014.

HUY NGUYEN

STATE OF _____)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that HUY NGUYEN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 notary seal, this 14 day of NOV 2014.



Notary Public

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S H
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SC 4
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Prepared By: Zeidman & Associates Ltd.
4709 Golf Rd. Suite 1155
Skokie, Illinois 60076
Tel. (847)786-2234
Fax. (866)506-6109

MAIL TO: Kofi Dabo-Apraku
1133 S. Wabash # 301
Chicago IL 60605

Send subsequent tax bills to: Kofi Dabo-Apraku
1133 S. Wabash # 301
Chicago IL 60605

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 301 AND P-24, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN THE COSMOPOLITAN LOFTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00198107, AS AMENDED FROM TIME TO TIME, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00198106, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF S-301, SPACE A LIMITED COMMON ELEMENT (S), AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 00198107, AFORESAID.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Nov-2014



CHICAGO:	2,550.00
CTA:	1,020.00
TOTAL:	3,570.00

17-15-309-032-1008 | 20141101644704 | 1-767-035-520

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Nov-2014



COUNTY:	170.00
ILLINOIS:	340.00
TOTAL:	510.00

17-15-309-032-1008 | 20141101644704 | 1-525-101-184