

# UNOFFICIAL COPY

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**WARRANTY DEED**  
Statutory (Illinois)

Doc#: 1612734073 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2016 03:00 PM Pg: 1 of 4

**NORTH AMERICAN**  
**TITLE COMPANY**

1612734073

THE GRANTOR, HESP Properties, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 dollars, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to 6625-27 Drexel LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE ATTACHED LEGAL DESCRIPTION


Property Address	6625 S. Drexel Ave.	Unit 2W	20-23-122-040-1002
and PIN:	6625 S. Drexel Ave.	Unit 3W	20-23-122-040-1003
	6625 S. Drexel Ave.	Unit 1E	20-23-122-040-1004
	6627 S. Drexel Ave.	Unit 3N	20-23-122-040-1009
	Chicago, IL 60637		

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; 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.

This transfer is exempt under the provisions of the Real Estate Transfer Tax Act, 35 ILCS 200/31-4(e).

Dated: this 27 day of April, 2016

<b>REAL ESTATE TRANSFER TAX</b>		04-May-2016
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
20-23-122-040-1002   20160401696867   0-036-729-152		

<b>REAL ESTATE TRANSFER TAX</b>		04-May-2016
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
20-23-122-040-1002   20160401696867   0-863-914-304		
* Total does not include any applicable penalty or interest due.		

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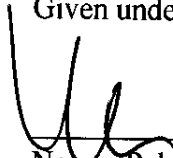
HESP Properties, LLC

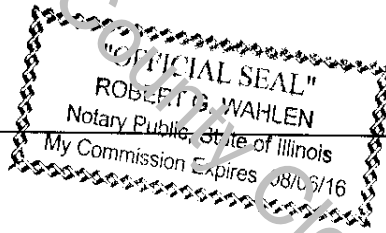
By:   
Marian Nowacki, Manager

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marian Nowacki is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 27 day of April, 2016.

  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**  
David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 N. Clark St., Suite 2500  
Chicago, IL 60602

**WHEN RECORDED  
RETURN TO:**  
David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 N. Clark St., Suite 2500  
Chicago, IL 60602

**SEND FUTURE TAX  
BILLS TO:**  
6625-27 Drexel LLC  
6123 W. Lawrence Ave.  
Chicago, IL 60630

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## LEGAL DESCRIPTION

UNITS 6625-2W, 6625-3W, 6625-1E, 6627-3N IN THE 6625-29 SOUTH DREXEL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 AND THE SOUTH ½ OF LOT 20 IN BLOCK 11 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ½ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 14, 2007 AS DOCUMENT 0722615027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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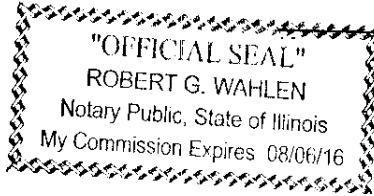
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 4-27, 2016

Signature: \_\_\_\_\_

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 27TH DAY  
OF APRIL, 2016



\_\_\_\_\_  
Notary Public

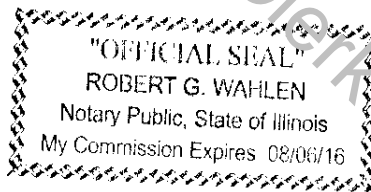
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 4-27, 2016

Signature: 6625-27 Drexel LLC

BY: \_\_\_\_\_

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 27TH DAY  
OF APRIL, 2016



\_\_\_\_\_  
Notary Public

**NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.**

(Attach to deed to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).