

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1615246006 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/31/2016 09:24 AM Pg: 1 of 2

THE GRANTOR, HASTINGS PROPERTIES,  
LLC/843 W. BUCKINGHAM, an Illinois  
Limited Liability Company, of the City of  
Chicago, County of Cook, State of Illinois, for and  
in consideration of TEN DOLLARS (\$10.00) and  
other good and valuable consideration in hand paid  
CONVEYS and WARRANTS to NADEZHDA  
MAGNUS, 843 W. Buckingham Pl., #3W,  
Chicago, IL 60657 the following described Real  
Estate situated in the County of Cook, in the State of  
Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

PERMANENT INDEX NUMBER: 14-20-420-012-0000; 14-20-420-013-0000

PROPERTY ADDRESS: 843 W. BUCKINGHAM PL., Unit #3W, CHICAGO, IL 60657

forever, subject only 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 property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

HASTINGS PROPERTIES, LLC/843 W. BUCKINGHAM Dated this 18 day of May, 2016

USI

By: [Signature]  
HASTINGS PROPERTIES, LLC/843 W. Buckingham, an Illinois  
Limited Liability Company by TIMOTHY J. KERINS, its Manager

State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that TIMOTHY J. KERINS, Manager, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Manager of the LLC, he signed and delivered the said instrument as Manager of said Limited Liability Company, and caused the seal of said company to be affixed hereto, pursuant to authority given by the Board of Directors of said LLC as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth.



Given under my hand and seal this 18 day of May, 2016.

[Signature]  
Notary Public

This Instrument prepared by: Michael J. Hagerty, 6323 N. Avondale, #248, Chicago, IL 60631

Mail to: David Fintz  
33 N. LaSalle #300  
Chicago, IL 60602

Tax Bill to: Nadezhda Magnus  
40 N. Halsted Unit 304  
Chicago, IL 60611

# UNOFFICIAL COPY

Unit 3W in the 843 WEST BUCKINGHAM Condominium as depicted on the Plat of Survey of the following described real estate:

LOTS 51 AND 52 IN BLOCK 2 IN BUCKINGHAM'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE NORTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded May 18, 2016 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1613922170, as amended from time to time together with its undivided percentage interest in Cook County, Illinois.

Also, the exclusive right to the use of parking space number P-3W, "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3W as are set forth in the declaration; ~~the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.~~

**REAL ESTATE TRANSFER TAX** 23-May-2016



CHICAGO:	5,017.50
CTA:	2,007.00
<b>TOTAL:</b>	<b>7,024.50 *</b>

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\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 23-May-2016



COUNTY:	334.50
ILLINOIS:	669.00
<b>TOTAL:</b>	<b>1,003.50</b>

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