

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)



Doc#: 1616710153 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2016 03:47 PM Pg: 1 of 3

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 Damond T. Singleton and Iris M. Singleton, a married couple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *as Tenants by the Entirety*

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 4524 S. King Drive, Unit 2, Chicago, IL 60653
P.I.N.: 20-03-317-021-0000 *20-03-317-021-0002*

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvement; not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

Grantor also hereby grants to the grantee, its successors and assigns, as rights 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 property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: this 27th day of May, 2016

FIRST AMERICAN TITLE
FILE # 2752209
1072

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SC
INT
[Handwritten initials and signatures]

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HESP Properties, LLC

Marian Nowacki, Manager

STATE OF ILLINOIS

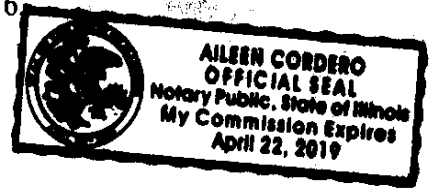
COUNTY OF COOK

} 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 May, 2016

Notary Public



**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph, Esq.
Rudolph Kaplan LLC
20 N. Clark, Suite, 2500
Chicago, IL 60602

WHEN RECORDED

RETURN TO:

The Property Law Group, LLC
1040 E. 17th St. Ste 2N
Chicago, IL 60603

SEND FUTURE TAX

BILLS TO:

Damond + Iris Singleton
4524 S. King Dr. Unit 2
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		06-Jun-2016
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00 *

20-03-317-021-0000 | 20160601612320 | 0-778-765-632

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

REAL ESTATE TRANSFER TAX		06-Jun-2016
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00

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Parcel 1:

Unit No. 2, in 4524 S. King Drive Condominium, as delineated on a plat of survey of the following described tract of land: Lot 5 (except the North 25 feet thereof) and Lot 6 (except the South 34 feet thereof), in Lawrence's Subdivision of Lot 5 in Cleaver and Taylor's Subdivision of the North half of the Southeast quarter of the Southeast quarter of the Southwest quarter and the North half of the Southwest quarter of the Southeast quarter of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded June 30, 2015, as document no. 1518122000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space P-2 as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

4524 S. King Drive, 2
Chicago, IL 60653

Property of Cook County Clerk's Office