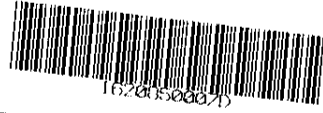


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# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1620850007 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/26/2016 07:22 AM Pg: 1 of 3

NORTH AMERICAN  
TITLE COMPANY

16-261-507

705698-24AN

THE GRANTOR(S) RONALD E. KIM, an unmarried person, of the City of ANCHORAGE, ~~County of ALASKA~~ <sup>City of ANCHORAGE</sup>, State of AK for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to NEIL AITKEN, an unmarried person, of 925 WEST HURON STREET UNIT 524 CHICAGO, IL 60642 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes for the year 2016 and subsequent years

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

Permanent Real Estate Index Number(s): 17-06-406-048-1004  
17-06-406-048-1025

Address(es) of Real Estate: 1711 WEST DIVISION STREET UNIT 204, PU 13  
CHICAGO, IL 60622

# UNOFFICIAL COPY

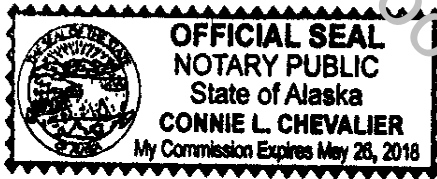
Dated this 8th day of July, 20 16

[Signature]  
RONALD E. KIM

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RONALD E. KIM, personally known to me to be the same person(s) whose name(s) 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 official seal this 8th day of July, 20 16.



[Signature]  
Notary Public

Prepared by:  
SCOTT D. HODES  
180 N LASALLE STREET  
SUITE 3700  
CHICAGO, IL 60601

Mail to:  
HODES, GREENSTEIN & LITWIN  
LEONARD LITWIN, ESQ.  
205 WEST RANDOLPH STREET  
SUITE 1410  
CHICAGO, IL 60606

Name and Address of Taxpayer:  
NEIL AITKEN  
1711 WEST DIVISION STREET  
UNIT 204 & PU 13  
CHICAGO, IL 60622

REAL ESTATE TRANSFER TAX		14-Jul-2016
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00
17-06-406-048-1004   20160601625622   1-103-129-920		

REAL ESTATE TRANSFER TAX		14-Jul-2016
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *
17-06-406-048-1004   20160601625622   1-738-186-048		

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

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT NUMBER 204 AND PU 13 IN THE 1711 WEST DIVISION PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.96 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 5, 8.01 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 4.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 77.94 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, 40.03 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 17.82 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 9.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 9.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 29.52 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 56 SECONDS WEST, 30.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803216027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0803216027 AND THE PLAT OF SURVEY ATTACHED THERETO, AS AMENDED BY THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1116429020 AND THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.