

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)

FIRST AMERICAN TITLE  
FILE # 102-2711615



Doc#: 1623942077 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2016 02:34 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 Adrian Cole, divorced and not yet remarried, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

Property Address: 4524 S. King Drive, Unit 5 Chicago, IL 60653  
P.I.N.: 20-03-317-021-0000

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.

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 27<sup>th</sup> day of May, 2016

S Y  
P 3  
S N  
SC Y  
INT 10

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HESP Properties, LLC

  
Marian Nowacki, Manager

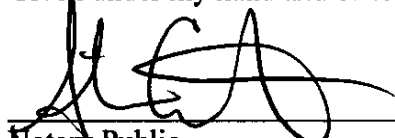
STATE OF ILLINOIS

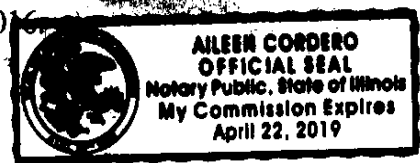
COUNTY OF COOK

} 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 foregoing 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

REAL ESTATE TRANSFER TAX	17-Aug-2016
CHICAGO:	952.50
CTA:	381.00
<b>TOTAL:</b>	<b>1,333.50 *</b>

20-03-317-021-0000 | 20160701633857 | 0-594-514-496  
\* Total does not include any applicable penalty or interest due.

### WHEN RECORDED

#### RETURN TO:

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\_\_\_\_\_  
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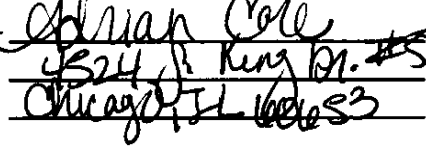
### REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX	17-Aug-2016
COUNTY:	63.50
ILLINOIS:	127.00
<b>TOTAL:</b>	<b>190.50</b>

20-03-317-021-0000 | 20160701633857 | 0-662-762-304

### SEND FUTURE TAX

#### BILLS TO:

  
Adrian Cole  
1324 N. King St. #5  
Chicago, IL 60643

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Unit No. 5 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.

Permanent Index #'s: 20-03-317-021

Property Address: 4524 S. King Dr, Unit 5, Chicago, Illinois 60653

Property of Cook County Clerk's Office