

UNOFFICIAL COPY

This Instrument prepared by:

Craig Hurwitz
P.O. Box 3062
Barrington, Illinois 60011



Doc#: 1625156146 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 02:37 PM Pg: 1 of 4

After recording return to:

Frank Callero PRISM TITLE
Attorney At Law
55 E Erie St, Suite 1801
Chicago, Illinois 60611

1625145
10/1

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of August 18, 2016, from Robert A. Hoffman, a married man ("Grantor"), to Joseph Davies, Julia Davies and Monserrate Aviles (collectively, "Grantee"), as Tenants in Common pursuant to the following percentage interests: Joseph Davies shall hold a forty-nine and 50/100 percent (49.50%) interest; Julia Davies shall hold a forty-nine and 50/100 percent (49.50%) interest; and Monserrate Aviles shall hold a one and 00/100 percent (1.00%) interest.

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit (the "Property"):

Legal Description: See Exhibit A attached hereto and made a part hereof
Address of Property: 5973 N Northwest Highway, Unit 1C, Chicago, IL 60631
PIN(S): 13-06-221-036-1003

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property.

TO HAVE AND TO HOLD the Property as above described unto the Grantee forever.


HEREBY certifying that this is not Homestead Property under the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

SUBJECT TO real estate taxes for the year 2016 and subsequent years, conditions, restrictions, covenants of record and building lines and easements so long as they do not underlie the property or interfere with the Purchaser's use and enjoyment of the same (collectively, the "Permitted Exceptions").



And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that Grantor and its predecessors in interest have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		19-Aug-2016
	CHICAGO:	967.50
	CTA:	387.00
	TOTAL:	1,354.50 *

13-06-221-036-1003 | 20160801645211 | 1-327-106-880

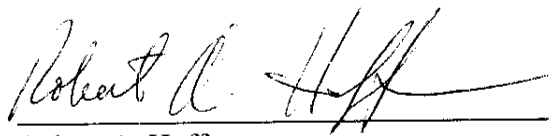
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Aug-2016
	COUNTY:	64.3
	ILLINOIS:	129.0
	TOTAL:	193.3

13-06-221-036-1003 | 20160801645211 | 0-631-835-45

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.



Robert A. Hoffman

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert A. Hoffman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and each acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

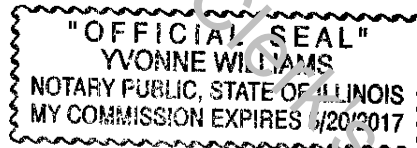
Given under my hand and Notarial Seal as of August 18, 2016.



Notary Public

My Commission Expires:

5/20/17



Mail subsequent tax bills to:

Joseph Davies, Julia Davies and Monserrate Aviles
5973 N Northwest Highway, Unit 1C
Chicago, IL 60631

UNOFFICIAL COPY

Exhibit "A"

UNIT 1-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORWOOD PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION REGISTERED AS DOCUMENT NUMBER LR3608331, AS AMENDED FROM TIME TO TIME, OF PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-06-221-036-1003

Common Address: 5973 N. Northwest Highway, Unit 1C, Chicago, IL 60631

Property of Cook County Clerk's Office