

# UNOFFICIAL COPY

Doc#: 1705306094 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/22/2017 10:17 AM Pg: 1 of 3

40029544  
GIT (4/2)

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20170201612351  
ST/CO Stamp 0-637-317-824 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 1-936-315-072 City Tax: \$5,145.00

### THE GRANTOR (NAME AND ADDRESS)

3900 N. Washtenaw, LLC  
1341 W. Fullerton Ave.  
No. 175  
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR, 3900 N. Washtenaw, LLC, an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Karey Hoffman, divorced and not since remarried and not a party to a civil union, of 2704 W. Byron Ave., Chicago, IL 60618, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-24-200-075-0000

Property Address: 3935 N. Washtenaw, Chicago, IL 60618

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 8th day of February, 2017.

3900 N. WASHTENAW, LLC

By: Robert S. Williams  
Robert S. Williams, Manager

REAL ESTATE TRANSFER TAX	21-Feb-2017
CHICAGO:	3,675.00
CTA:	1,470.00
TOTAL:	5,145.00 *

13-24-200-075-0000 | 20170201612351 | 1-936-315-072

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

REAL ESTATE TRANSFER TAX	21-Feb-2017
COUNTY:	245.00
ILLINOIS:	490.00
TOTAL:	735.00

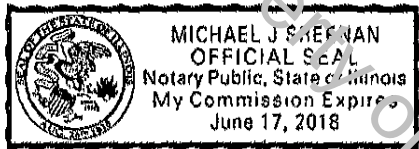
13-24-200-075-0000 | 20170201612351 | 0-637-317-824

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert S. Williams, Manager of 3900 N. Washtenaw, LLC, 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 8th day of February, 2017.



*Michael J. Sreenan*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Michael J. Sreenan, PC  
1341 West Fullerton Avenue, No. 175  
Chicago, IL 60614

MAIL TO:

Law Office of David P. Cudnowski, LTD  
303 E. Wacker Dr.  
Suite 1107  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

*Re*  
Karey Hoffman  
3935 N. Washtenaw  
Chicago, IL 60618

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH  $89^{\circ} 19' 27''$  EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE SOUTH  $01^{\circ} 31' 40''$  EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH  $89^{\circ} 19' 27''$  EAST, ALONG SAID SOUTH LINE, 509.13 FEET; THENCE SOUTH  $28^{\circ} 04' 33''$  WEST, 261.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $61^{\circ} 57' 56''$  EAST, 74.78 FEET; THENCE SOUTH  $28^{\circ} 02' 04''$  WEST, 20.33 FEET; THENCE NORTH  $61^{\circ} 57' 56''$  WEST, 74.79 FEET; THENCE NORTH  $28^{\circ} 04' 33''$  EAST, 20.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT FOR ACCESS, INGRESS AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.