

16208476

UNOFFICIAL COPY

WARRANTY DEED
TENANCY BY THE ENTIRETY

THE GRANTOR, HASTINGS PROPERTIES,
LLC/843 W. BUCKINGHAM, an Illinois
Limited Liability Company, of the City of
Chicago, County of Cook, State of Illinois, for and
in consideration of **TEN DOLLARS (\$10.00)** and
other good and valuable consideration in hand paid
CONVEYS and **WARRANTS** to **GREGG
HELLAND** and **CHRISTOPHER S. HELLAND**,
married to each other, 1744 W. Belmont Av., #2,
Chicago, IL 60657 the following described Real
Estate situated in the County of Cook, in the State of
Illinois, to wit:



Doc# 1709746291 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/07/2017 03:28 PM PG: 1 OF 2

SEE LEGAL DESCRIPTION ATTACHED HERETO

PERMANENT INDEX NUMBER: 14-20-420-012-0000; 14-20-420-013-0000

PROPERTY ADDRESS: 843 W. BUCKINGHAM PL., Unit #4E, CHICAGO, IL 60657

Not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, forever, subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

HASTINGS PROPERTIES, LLC/843 W. BUCKINGHAM Dated this 3 day of April, 2017

By: [Signature]
HASTINGS PROPERTIES, LLC/843 W. Buckingham, an Illinois
Limited Liability Company By TIMOTHY J. KERINS, its Manager

USI

State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that **TIMOTHY J. KERINS**, Manager, 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 as Manager of the LLC, he signed and delivered the said instrument as Manager of said Limited Liability Company, and caused the seal of said company to be affixed hereto, pursuant to authority given by the Board of Directors of said LLC as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth.



Given under my hand and seal this 3 day of April, 2017.

[Signature]
Notary Public

This Instrument prepared by: Michael J. Hagerty, 6323 N. Avondale, #248, Chicago, IL 60631

Mail to:
Katharine Barr Tyler
53 W. Jackson Ste 718
Chicago IL 60604

Tax Bill to:
Gregg Helland
843 W Buckingham Pl 4E
Chicago IL 60657

UNOFFICIAL COPY


LEGAL DESCRIPTION



Unit 4E in the 843 WEST BUCKINGHAM Condominium as depicted on the Plat of Survey of the following described real estate:

LOTS 51 AND 52 IN BLOCK 2 IN BUCKINGHAM'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded May 18, 2016 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1613922170, as amended from time to time together with its undivided percentage interest in Cook County, Illinois.

Also, the exclusive right to the use of parking space number P-4E and rooftop rights over unit 4E, limited common elements "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 4E as are set forth in the declaration; the Grantor reserves to itself; its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.

REAL ESTATE TRANSFER TAX		05-Apr-2017
	CHICAGO:	5,947.50
	CTA:	2,379.00
	TOTAL:	8,326.50 *
14-20-420-012-0000 20170401633350 1-501-207-232		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Apr-2017
		COUNTY:
		ILLINOIS:
		TOTAL:
14-20-420-012-0000		396.50
20170401633350		793.00
1-165-662-912		1,189.50