

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS

Doc#: 1716039113 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2017 10:39 AM Pg: 1 of 2

Dec ID 20170601667865
ST/CO Stamp 0-383-990-208 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-218-077-632 City Tax: \$4,305.00

THE GRANTOR:

Arthur C. Ozga,
a single person,
7548 W Belmont Ave

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Nicholas Hung
565 W Quincy St, Unit 1713
Chicago, IL 60661

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 4W IN THE 2444 WEST DIVERSEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 35 AND 36 IN BLOCK 2 IN CARTER'S ADDITION TO MAPLEWOOD, A SUB OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0812116045; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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Permanent Index Number: 13-25-229-049-1008

Address of Real Estate: 2444 W Diversey Ave, Unit 4W, P-5 (LCE), Chicago, IL 60647

Dated this 5th day of June, 2017

Arthur C. Ozga
Arthur C. Ozga

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arthur C. Ozga, a single person, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of June, 2017.

Elizabeth E Roman
Notary Public

6/23/18
Commission Expires
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES: 06/23/18

This instrument was prepared by: Ami J. Oseid.
Attorney at Law
3653 W Irving Park Road
Chicago, IL 60618

MAIL TO:

~~Barbara Wheeler
Attorney at Law
6301 S Cass Ave, Ste 202
Westmont, IL 60559~~

MAIL SUBSEQUENT TAX BILLS TO:

Nicholas Hung
2444 W Diversey Ave
Unit 4W, ~~(LCE)~~
Chicago, IL 60647

Nicholas Hung
2444 W. DIVERSEY AVE
Unit 4W
Chicago, IL 60647