# **UNOFFICIAL COPY**

THIS DEED WAS PREPARED BY:

Chris L. Fotopoulos Brotschul Potts LLC 30 N LaSalle Street, Suite 1402 Chicago, Illinois 60602 Doc#. 1733249348 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/28/2017 11:28 AM Pg: 1 of 3

Dec ID 20171101658798 ST/CO Stamp 0-497-772-576 ST Tax \$270.00 CO Tax \$135.00 City Stamp 1-227-574-208 City Tax: \$2,835.00

### AFTER RECORDING MAIL TO:

J. Ryan Potts
Brotschul Potts LJ C
30 N. LaSalle Street, Suite 1402
Chicago, Illinois 60652

400357286 11 JD

### WARRANTY DEED

THIS INDENTURE, made as of November 22nd, 2017, from Kristine Hamilton, a married woman, having a current address of 3957 Chumnet or, frankfut ("Grantor"), in favor of Aftab Shahsin n, a-\_\_\_\_man, and having a current address of 401 N. Wabash, Apt 58G, Chicago, lilipois 60611 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Tea Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the rectipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2017 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GR	٨	N	T	റ	D.
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JAMES E. HENRY hereby executes this deed as the Husband of Kristine Hamilton and for the purposes of releasing his homestead rights to the Property.

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kristine Hamilton and James E. Henry before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20

Notary Public STEPHANIE OLESCH

My commission expires on MMW

**REAL ESTATE TRANSFER TAX** 27-Nov-2017 COUNTY: ILLINOIS: 270,00 TOTAL: 405.00 14-31-324-055-1037 20171101658798 | 0-497-772-576

MAIL TAY BILLS TO: AFTAB SHAHSINGH 1728 N DAMEN #113 CHICAGO, IL 60647

REAL ESTATE TRA	27-Nov-2017	
A CONTRACTOR	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835,00 *

<sup>14-31-324-055-1037 | 20171101658798 | 1-227-574-208</sup> \* Total does not include any applicable penalty or interest due.

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#### EXHIBIT "A"

## LEGAL DESCRIPTION

PARCEL 1: UNIT 113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW SQUARE CONDOMINIUM, FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 04022444, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRENCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2; UNIT PU-21 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON LILEMENTS IN WILLOW SQUARE CONDOMINIUM, FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 04022444, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: UNIT PU-82 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW SOUARE CONDOMINIUM, FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 04022444, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

-10/7/S OFFICE PROPERTY CKA: 1728 N DAMEN, UNIT 113, CHICAGO, LLINOIS 60647

PIN: 14-31-324-055-1037 (AFFECTS UNIT 113)

14-31-324-055-1064 (AFFECTS PU-21) 14-31-324-055-1204 (AFFECTS PU-82)