

UNOFFICIAL COPY

Doc#: 1733249348 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2017 11:28 AM Pg: 1 of 3

THIS DEED WAS PREPARED BY:

Chris L. Fotopoulos
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

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 LLC
30 N. LaSalle Street, Suite 1402
Chicago, Illinois 60602

400357286 1/1 JD
GIT

WARRANTY DEED

THIS INDENTURE, made as of November 22nd, 2017, from Kristine Hamilton, a married woman, having a current address of 8957 Charming Dr., Frankfort IL 60423 ("Grantor"), in favor of Aftab Shahsingh, a _____ man, and having a current address of 401 N. Wabash, Apt 58G, Chicago, Illinois 60611 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt 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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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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT PU-21 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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: UNIT PU-82 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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 1728 N DAMEN, UNIT 113, CHICAGO, ILLINOIS 60647
Ave.

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)