

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1733449387 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/30/2017 01:30 PM Pg: 1 of 3

Dec ID 20171101654375  
ST/CO Stamp 0-065-450-016 ST Tax \$1,210.00 CO Tax \$605.00  
City Stamp 1-895-813-152 City Tax: \$12,705.00

The Grantors, **James D. Pohl and Georgianna L. Kumis, husband and wife**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Daniel John Hilton and John E. Hilton, as Trustees of the Daniel John Hilton 2007 Trust, dated November 7, 2007**, the following described property situated in the County of Cook in the State of Illinois, to wit ("Property") hereby releasing and waiving all rights under and by virtue Homestead Exemption Laws of the State of Illinois:

***SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION***

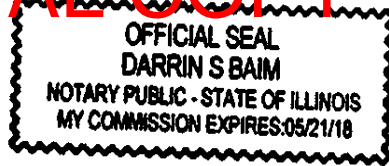
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

Permanent Real Estate Index Numbers: 14-33-132-045-1109


Address of Real Estate: 430 W. Armitage, Unit A  
Chicago, Illinois 60614

[SIGNATURE PAGE TO FOLLOW]

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Dated effective this 29<sup>th</sup> day of November, 2017

  
James D. Pohl

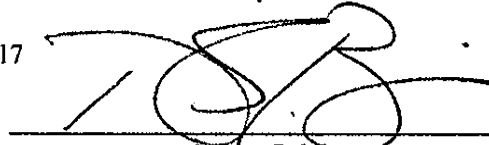
  
Georgianna L. Kumis

**IMPRESS  
SEAL  
HERE**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that James D. Pohl and Georgianna L. Kumis, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29<sup>th</sup> day of November, 2017

Commission expires 5/21, 2018

  
Notary Public

This instrument was prepared by:

Darrin S. Baim, Esq.  
GOLAN CHRISTIE TAGLIA LLP  
70 West Madison Street, Suite 1500  
Chicago, Illinois 60602

Send this instrument after recording to:

James Murphy, Esq.  
Burke, Warren, MacKay & Serritella, P.C.  
330 N. Wabash, 22<sup>nd</sup> Floor  
Chicago, Illinois 60611

Send subsequent tax bills to:

Daniel John Hilton  
430 W. Armitage, Unit A  
Chicago, Illinois 60614

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## **EXHIBIT A** **LEGAL DESCRIPTION OF PROPERTY**

UNIT F-103 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PIN: 14-33-132-045-1109

Address: 430 W. Armitage, Unit A, Chicago, Illinois 60614