

# UNOFFICIAL COPY

Doc#: 1813649115 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2018 11:21 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Thomas Hoffman  
Attorney at Law  
870 Ryan Ct.  
Batavia, IL 60510

Dec ID 20180501664568  
ST/CO Stamp 1-076-547-104 ST Tax \$900.00 CO Tax \$450.00  
City Stamp 1-070-255-648 City Tax: \$9,450.00

### MAIL REAL ESTATE TAX BILL TO:

AHH Property LLC  
4985 N. Elston Ave.  
Chicago, IL 60630

**THE GRANTORS: Lawrence J. Carney and Nina Carney, husband and wife, of 312 Bobby Ln., Mt. Prospect, IL 60056, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to AHH Property LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantee, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 4985 N. Elston Ave., Chicago, IL 60630 (the "Real Estate")  
**PIN:** 13-10-312-071-0000, 13-10-312-072-0000, 13-10-312-073-0000  
and 13-10-312-074-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable as of the Date of Closing; (b) acts of the Grantee and those parties claiming by, through and under the Grantee; (c) municipal and zoning ordinances, provided they are not violated by the improvements on the Real Estate; and (d) roads and highways abutting the Real Estate (hereinafter collectively referred to as the "Permitted Exceptions").

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DATED this 9 day of MAY, 2018.

Nina Carney  
Nina Carney

Lawrence J. Carney  
Lawrence J. Carney

STATE OF ILLINOIS)  
)SS  
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Lawrence J. Carney and Nina Carney, husband and wife**, 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 individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 9 day of MAY, 2018.

[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Michael J. Cornfield  
Attorney at Law  
6153 N. Milwaukee Ave  
Chicago, IL 60646



Property of Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Address: 4985 N Elston, Chicago, Il 60630-1731

PIN #13-10-312-071-0000

#13-10-312-072-0000

#13-10-312-073-0000

#13-10-312-074-0000

LOTS 157, 158, 159, 160, AND 161 IN DOTY BROTHERS AND GORDON'S ADDITION TO MONTROSE, BEING A SUBDIVISION OF BLOCK 4 IN JAMES H REES' SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD IN THAT PART INCLUDED IN WOLCOTT'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office