

# UNOFFICIAL COPY

Doc#: 1817306078 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2018 10:30 AM Pg: 1 of 3

Dec ID 20180601605173  
ST/CO Stamp 1-165-067-040 ST Tax \$613.50 CO Tax \$306.75  
City Stamp 0-288-981-792 City Tax: \$6,441.75

## WARRANTY DEED ILLINOIS STATUTORY

*am*

THE GRANTOR(S), H Squared Properties LLC – 4205 N Bernard, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Zimuzor Ugochukwu, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** covenants, conditions, and restrictions on record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2017 and subsequent years; the Grantee's mortgage or trust deed; building line and easements for public utilities; drainage ditches.

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

Permanent Real Estate Index Number(s): 13-14-411-022-0000

Address(es) of Real Estate: 4205 N Bernard St.  
Chicago, IL 60618

Dated this 23 day of May, 2018

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H Squared Properties LLC – 4205 N Bernard  
By:

:

*Weston*  
Weston Harding, Manager

*Lauren*  
Lauren Haefner, Manager

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** Weston Harding and Lauren Haefner, as managers of H Squared Properties LLC – 4205 N Bernard, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of May, 2016.



*Melania Gomez*  
Notary Public

My commission expires on August 29, 2021.

Prepared By:  
Steven R. Felton  
134 N LaSalle St Suite 1720  
Chicago, Illinois 60602

Mail To:  
Zimuzor Ugochukwu  
4205 N. BERNARD ST  
Chicago, IL 60618

Name & Address of Taxpayer:  
Zimuzor Ugochukwu  
4205 N. BERNARD ST.  
Chicago, IL 60618

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## LEGAL DESCRIPTION

LOT 32 IN BLOCK 4 IN A. H. HILL AND COMPANY'S BOULEVARD ADDITION TO IRVING PARK BEING A SUBDIVISION BY ALONZO HILL OF THE EAST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4205 N. Bernard, Chicago, IL 60618

PIN: 13-14-411-022-0000

Property of Cook County Clerk's Office