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WARRANTY DEED Joint Tenants with the Right of Survivorship



Doc# 1818319073 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/02/2018 04:06 PM PG: 1 OF 3

THIS INDENTURE WITNESSETH, that the Grantor(s), John J. Hyon and Maiko Hyon-Toyoda, husband and wife, 740 W. Fulton St., Unit 909, Chicago, IL 60661 of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Ryan Finn, a unmarried man ~~and Michael [redacted]~~ man, of _____, not as Tenants in Common, not as Tenants by but as Joint Tenants with the Right of Survivorship the following described real estate, to-wit:

UNIT 909 IN THE 740 FULTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-09-307-012-1065

Address of Real Estate: 740 W Fulton St Unit 909, Chicago, IL 60661

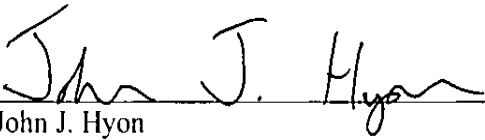
Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

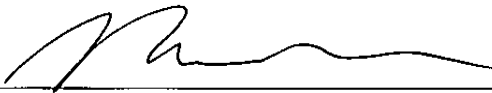
Dated this 20 Day of June, 2018



1892756%
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453


SV
P 3
S N
SCV
INT 2

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John J. Hyon


Maiko Hyon-Toyoda

REAL ESTATE TRANSFER TAX		28-Jun-2018	
	COUNTY:	218.25	
	ILLINOIS:	436.50	
	TOTAL:	654.75	
17-09-307-012-1065 20180601608164 0-365-122-336			

REAL ESTATE TRANSFER TAX		27-Jun-2018	
	CHICAGO:	3,273.75	
	CTA:	1,309.50	
	TOTAL:	4,583.25 *	
17-09-307-012-1065 20180601608164 1-088-459-552			

* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, John J. Hyon and Maiko Hyon-Toyoda, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, 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 Notarial Seal this _____ day of June, 2018.

Notary Public

This Instrument was prepared by:
Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood IL 60712

Future Tax Bills to
Ryan Finn
740 W. Fulton St. Unit 909
Chicago, IL 60661

After recording return document to:
Talarico Law Group
15000 S. Cicero Ave
Oak Forest, IL 60452

See Attached
for
Notary Public

UNOFFICIAL COPY**CALIFORNIA ACKNOWLEDGMENT CERTIFICATE**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: California
County Of: Contra Costa

On June 20, 2018 before me, **Haresh M. Rajani**, Notary Public, personally appeared, Jolin J Hyon and Maiko Hyon Toyoda who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Haresh M. Rajani
Signature: Haresh M. Rajani



Seal

Title of Document: Warranty Deed

Total Number of Pages including Attachment: 2

Notary Commission Expiration Date: Dec. 8th, 2021

Notary Commission Number: 2224670