

# UNOFFICIAL COPY



Doc# 1908613050 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2019 09:56 AM PG: 1 OF 2

## WARRANTY DEED

File No: 1998533

THIS INDENTURE WITNESSETH, that the Grantor(s), Michael J. Drapa and Amy E. Hoak a/k/a Amy Drapa, husband and wife, 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 James Lyon and Tiffany Tran, to have and to hold not as tenants in common but as joint tenants, the following described real estate, to-wit:

### PARCEL 1:

UNIT 404 AND PARKING SPACE P-27 IN 333 N. JEFFERSON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN FULTON STATION 1ST RESUBDIVISION (BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION, RECORDED DECEMBER 12, 1997 AS DOCUMENT NUMBER 97937420) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 1998 AS DOCUMENT NUMBER 08151415, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 17-09-303-085-1020; 1067

Address of Real Estate: 333 N Jefferson St Unit 404, Chicago, IL 60661

**Old Republic Title**  
9601 Southwest Highway  
Oak Lawn, IL 60453

1998533 1/2

Subject to the following restrictions: a) all taxes and special assessments for the year 2018 and thereafter whether confirmed or unconfirmed; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; provided that such covenants, conditions, and restrictions of record do not interfere with buyers use and enjoyment of the unit, as a residential single family residence/condominium and provided that Buyer agrees to take subject to such covenants, conditions and restrictions in writing ; d) roads and

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2

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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<sup>th</sup> Day of March, 2019

Michael J. Drapa  
Michael J. Drapa

Amy E. Drapa  
Amy E. Hoak a/k/a Amy Drapa

STATE OF ILLINOIS )

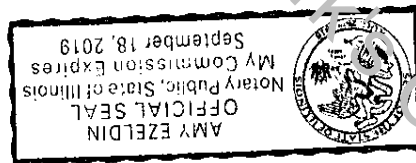
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Michael J. Drapa and Amy E. Hoak a/k/a Amy Drapa, husband and wife, 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 (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 20<sup>th</sup> day of March, 2019.

Amy E. Drapa  
Notary Public

This Instrument was prepared by:  
Ezeldin Law Firm, PC  
8855 S. Roberts Road  
Hickory Hills IL 60457





Future Tax Bills to:


James Lyon and Tiffany Tran, 333 Jefferson St Unit 404, Chicago, IL 60661

After recording return document to:

Ryan Tunney, Brown Udell Pomerantz & Delrahim, Ltd., 225 W. Illinois Street, Suite 300, Chicago, IL 60654

REAL ESTATE TRANSFER TAX		26-Mar-2019
	COUNTY:	242.50
	ILLINOIS:	485.00
	TOTAL:	727.50

17-09-303-085-1020 | 20190301627003 | 1-539-693-984

REAL ESTATE TRANSFER TAX		26-Mar-2019
	CHICAGO:	3,637.50
	CTA:	1,455.00
	TOTAL:	5,092.50 *

17-09-303-085-1020 | 20190301627003 | 2-048-818-592  
\* Total does not include any applicable penalty or interest due.