

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 1912201021 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/02/2019 09:52 AM Pg: 1 of 3

Dec ID 20190401655670  
ST/CO Stamp 0-432-867-232 ST Tax \$309.00 CO Tax \$154.50  
City Stamp 1-226-980-256 City Tax: \$3,244.50

THE GRANTOR, HESP Properties, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Gabriel Enriquez, of 2429 W. 24th St. as an individual, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

Property Address: 4520 S. King Drive, Unit 4B, Chicago, Illinois 60653  
P.I.N.: 20-03-317-028-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

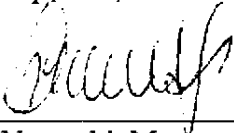
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have a legal right to purchase the unit.

**FIRST AMERICAN TITLE**  
**FILE #** 2964358

Dated: this 25<sup>th</sup> day of April, 2019.

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HESP Properties, LLC



Marian Nowacki, Manager

STATE OF ILLINOIS

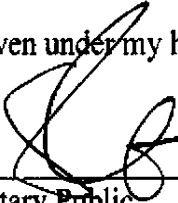
}  
}

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marian Nowacki is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 25 day of April, 2019.



Notary Public



**THIS INSTRUMENT**

**PREPARED BY:**

David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 N. Clark, Suite, 2500  
Chicago, IL 60602

**WHEN RECORDED**

**RETURN TO:**

Gabriel Enciguez  
4520 S. King Dr. Unit 4B  
Chicago, IL 60653

**SEND FUTURE TAX**

**BILLS TO:**

Gabriel Enciguez  
4520 S. King Dr. Unit 4B  
Chicago, IL 60653

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## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: Parcel 1:**

Unit No. 4B, in 4518-20 S. King Drive Condominium, as delineated on a plat of survey of the following described tract of land: The South 25 feet of Lot 4, and the North 25 feet of Lot 5, in Lawrence's Subdivision of Lot 5, in Cleaver and Taylor's Subdivision of the North half of the Southeast quarter of the Southwest quarter and the North half of the Southwest quarter of the Southeast quarter of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded April 15, 2019 as document no. 1910517119, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of parking space P-6, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 20-03-317-028-0000 (VOL. 252)

Property Address: 4520 S King Dr Unit 4B, Chicago, Illinois 60653

Property of Cook County Clerk's Office