

WARRANTY DEED **UNOFFICIAL COPY**

THE GRANTOR,

Pero Hess, 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** in fee simple unto Douglas Golwas and Brooke Golwas, husband and wife, of Chicago, Illinois,



Doc# 1915522051 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 11:31 AM PG: 1 OF 2

AP1903409 10P 2 &

as Tenants by the Entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Hereof for Legal Description

Permanent Index Number: 14-33-108-02-0000

Address of Real Estate: 2252 North Orchard, Unit 3S and L.C.E. Parking P-3S, Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 30th day of May, 2019.

Near North National Title
222 N. LaSalle
Chicago, IL 60601



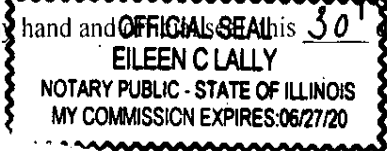
Pero Hess, LLC,
an Illinois Limited Liability Company

By: [Signature]
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Pero, Authorized Representative of Grantor, 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 said instrument as his free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 2019.



[Signature]
NOTARY PUBLIC
My Commission expires on: _____

SC 1/5
INT 1/5
K

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3S IN THE 2252 NORTH ORCHARD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 2 FEET OF LOT 96, THE SOUTH 20 FEET OF LOT 98 AND ALL OF LOT 97 IN HITCHCOCK'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 9 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,



WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 3, 2019 AS DOCUMENT 1912316003, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM


Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 2252 North Orchard Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-33-108-021-0000

REAL ESTATE TRANSFER TAX		31-May-2019
	COUNTY:	699.50
	ILLINOIS:	1,399.00
	TOTAL:	2,098.50
14-33-108-021-0000 20190501687598 0-557-674-400		

Address of Real Estate: 2252 North Orchard, Unit 3S and L.C.E. Parking P-3S, Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		31-May-2019
	CHICAGO:	10,492.50
	CTA:	4,197.00
	TOTAL:	14,689.50 *

14-33-108-021-0000 | 20190501687598 | 0-592-453-536

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

This instrument was prepared by: Eileen C. Lally, 6200 North Hiawatha, Suite 400, Chicago, Illinois 60646

UPON RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Leonard D. Litwin
205 W. Randolph St #1410
Chicago, IL 60606

Rogier Galvan
2252 N. Orchard St Unit 3S
Chicago IL 60614