

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

Doc#: 1916155515 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/10/2019 01:26 PM Pg: 1 of 3

Dec ID 20190501688837
ST/CO Stamp 0-589-291-424 ST Tax \$289.00 CO Tax \$144.50
City Stamp 0-000-225-184 City Tax: \$3,034.50

FIRST AMERICAN TITLE
FILE # 2973160

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 Sharon A. Carter, of 521 E. 41st. Street, Chicago, Illinois, 60653 a single woman, 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: 4518 S. King Boulevard, Unit 2A, 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.

Dated: this 25 day of April, 2019.

UNOFFICIAL COPY

HESP Properties, LLC

Marian Nowacki
Marian Nowacki, Manager

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 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.

Seth A. Kaplan
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:

Alfred S. Danna & Associates, LLC
710 W. Higgins #103
Park Ridge, IL 60068

SEND FUTURE TAX

BILLS TO:

4518 S. KING AVE
2A
CHICAGO, IL 60653

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 2A, 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-1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Property of Cook County Clerk's Office