

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (Illinois)**

Doc#: 1919755340 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/16/2019 01:41 PM Pg: 1 of 3

Dec ID 20190701627795  
ST/CO Stamp 1-468-627-040 ST Tax \$315.00 CO Tax \$157.50  
City Stamp 0-607-437-920 City Tax: \$3,307.50

**FIRST AMERICAN TITLE  
FILE # 2971882**

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 Jessica Hayes, of 4637 S. Drexel Ave., Unit 1W, Chicago, IL 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 4A, 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 Apr 25, 2019.

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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 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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*MAILED*  
**SEND FUTURE TAX  
BILLS TO:**  
Jessica E Hayes  
4518 S King Blvd Unit 4A  
Chicago, IL 60653

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## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: PARCEL 1:**

UNIT NO. 4A, 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. 1910517.19, 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-5, 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: 4518 S King Dr Unit 4A, Chicago, Illinois 60653

Property of Cook County Clerk's Office