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1923942043D

Doc# 1923942043 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2019 02:48 PM PG: 1 OF 2

BT# 2210019-01806
WARRANTY DEED (1/1)
ILLINOIS STATUTORY

AFTER RECORDING MAIL TO:

Kimberly Freeland
Attorney at Law
806 North Peoria Street
Chicago, Illinois 60642
Phone 312.506.0320

The Grantor(s), AH Margate, LLC, by William O'Kane, Manager, the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to Hanh Cao, A SINGLE WOMAN, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* 7104 W ADDISON ST, CHICAGO, IL

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 14-08-207-022-1014
Property Address: 5340 North Winthrop Avenue, Unit 2S, Chicago, Illinois 60640
Dated this 6th Day of August, 2019

X [Signature]
AH Margate, LLC, by William O'Kane

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, William O'Kane, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 6th day of August, 2019



X [Signature]
Notary Public

GRANTEES ADDRESS
Taxpayer: Hanh Cao, 5340 North Winthrop Avenue, Unit 2N, Chicago, Illinois 60640
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

S Y
P 2
S N
M Y
SC Y
E Y
INTD M

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Burnet File Number: 2210019-01806

EXHIBIT A

LEGAL DESCRIPTION

UNITS NUMBER 5340-2S IN BERWYN STATION CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322087 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-08-207-022-1014

REAL ESTATE TRANSFER TAX 15-Aug-2019



CHICAGO:	1,376.25
CTA:	550.50
TOTAL:	1,926.75 *

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

REAL ESTATE TRANSFER TAX 26-Aug-2019



COUNTY:	91.75
ILLINOIS:	183.50
TOTAL:	275.25

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