

# UNOFFICIAL COPY

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Doc#: 2004455209 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/13/2020 01:33 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20200101605656  
ST/CO Stamp 0-134-703-968 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 1-030-056-800 City Tax: \$3,412.50

THE GRANTOR,  
**ROGER J. NELSON,**  
a single person, by  
**MARK R. NELSON and**  
**SUSAN J. GUTTORMSEN**  
his attorneys in fact,  
under the authority of a  
power of attorney dated  
July 1, 2019

in and for consideration of  
TEN dollars and other good and  
valuable consideration in hand  
paid, conveys and warrants to:

**HO JA HAN**

**6143 N. Springfield**

**Chicago, IL 60659**

all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

### PARCEL 1:

UNIT 509 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET; THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE EAST 78.0 FEET; THENCE NORTH 98.0 FEET; THENCE WEST 204.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED ON OCTOBER 28, 1994 AS DOCUMENT 94923281 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 509 AND STORAGE SPACE 509, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923281.

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PARCEL 3:  
EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION  
RECORDED OCTOBER 28, AS DOCUMENT 94923280.

**PERMANENT INDEX NUMBER: 13-02-300-006-1039**

**PROPERTY ADDRESS: 3940 W. Bryn Mawr Ave., Unit 509, Chicago, IL 60659**

This conveyance is subject to: covenants, conditions, and restrictions of record; public and utility easements, acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD FOREVER.

IN WITNESS WHEREOF, the grantor has caused his name to be signed to these presents this 3rd day of February, 2020.

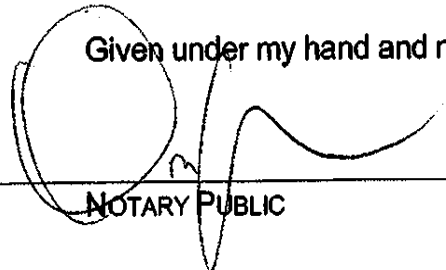
*Roger J. Nelson, by Mark R. Nelson* <sup>his attorney in fact</sup>  
**ROGER J. NELSON, by Mark R. Nelson**  
his attorney in fact

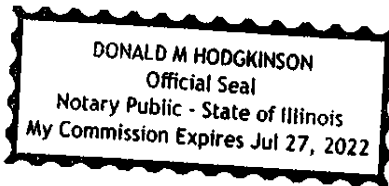
*Roger J. Nelson, by Susan J. Guttormsen* <sup>his attorney in fact</sup>  
**ROGER J. NELSON, by Susan J. Guttormson**  
his attorney in fact

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county and the state aforesaid, DO HEREBY CERTIFY that **ROGER J. NELSON**, a single person, by **MARK R. NELSON** and **SUSAN J. GUTTORMSEN** his attorneys in fact, under the authority of a power of attorney dated July 1, 2019 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 as such, she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 3rd day of February, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



# UNOFFICIAL COPY

**MAIL TO:**

**Ho Ja Han  
3940 W. Bryn Mawr, Unit 509  
Chicago, IL 60659**

**MAIL TAX BILL TO:**

**Ho Ja Han  
3940 W. Bryn Mawr, Unit 509  
Chicago, IL 60659**

**THIS DOCUMENT WAS PREPARED BY:**

**DONALD M. HODGKINSON, ESQ.  
THE LAW OFFICES OF SWEDBERG & HODGKINSON  
4848 N. DAMEN CHICAGO, ILLINOIS 60625**

Property of Cook County Clerk's Office