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A20-2444 R3

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STEPHEN RICHARD WILSON AND
EMILY SUN WILSON
2430 W. MOFFAT ST., UNIT 1
CHICAGO, IL 60647

Doc#. 2009907115 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 04/08/2020 09:53 AM Pg: 1 of 2

Dec ID 20200301643650

ST/CO Stamp 0-692-064-480 ST Tax \$654.00 CO Tax \$327.00

City Stamp 2-093-055-840 City Tax: \$6,867.00

WARRANTY DEED

GRANTOR(S):

KK COURT INVESTMENTS, INC.,

a corporation 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

Currently Maintaining Office at 164 Michael John Dr. Park Ridge, IL 60068

(The Above Space for Recorder's Use Only)

for and in consideration of Ten Dollars (\$1500) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

STEPHEN RICHARD WILSON and ENTLY SUN WILSON, HUSBAND & WIFE, AS TENANTS

the following described Real Estate situated in the State of Illinois to wit:

PARCEL 1:

UNIT 1 IN 2430 W. MOFFAT CONDOMINIUM AS DELLINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 38 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN JOHNSTONS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE 161RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1, AND STORGAGE SPACE S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED ON AUGUST 28, 2019, AS DOCUMENT NUMBER 1924034077, IN COOK COUNTY, ILLINOIS.

P.I.N.: (UNDERLYING PIN) 13-36-414-029-0000

PROPERTY ADDRESS: 2430 W. MOFFAT ST., UNIT 1, CHICAGO, IL 60647

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure

without cost to Purchaser; (n) drainage ditches, tiles and laterals, it any; (o) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

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 LAND DESCRIBED THEREIN.

THIS UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.
DAIED this lay of Morch, 2020
KK COURT INVESTMENTS, INC.,
an Illinois Corporadon,
by: Krystian Krypla, its President
STATE OF ILLINOIS) ss.
COUNTY OF COOK)
I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that
Krystian Krypla, as President of KK COURT INVESTMENTS, INC, and not individually, who is personally
known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, as Declarant as a foresaid, for the uses and purposes therein set
forth.
GIVEN under my hand and notarial seal this \(\begin{array}{c} \lambda \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
OFFICIAL SEAL
NOTARY PUBLIC
Prepared by: Wyszynski and Associates, P.C. 2500 E. Devon Ave., Ste. 250, Des Plaines, IL 60018

REAL ESTATE TRANS	28-Mar-2020	
AFE	CHICAGO:	4,905.00
	CTA:	1,962.00
	TOTAL:	6,867,00 *
13-36-414-029-0000	20200301643650	2-093-055-840

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

REAL ESTATE	TRANSFER	Γ Α Χ	26-Mar-2020
	100	COUNTY:	327.00
		ILLINOIS:	654.00
	Carlot Control	TOTAL:	981.00
13-36-414	1-029-0000	I 20200301643650 I	0-692-064-480