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A28-2444 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 (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

**STEPHEN ~~RICHARD~~ WILSON and EMILY ~~SUN~~ WILSON, HUSBAND & WIFE, AS TENANTS
BY THE ENTIRETY**

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

PARCEL 1:

**UNIT 1 IN 2430 W. MOFFAT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE: LOT 38 IN COLE HOUR'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 THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS;**

PARCEL 2:

**THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1, AND STORAGE 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

