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Doc#: 2014121156 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2020 12:48 PM Pg: 1 of 3

Dec ID 20200401670522
ST/CO Stamp 1-116-759-264 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-182-326-496 City Tax: \$2,362.50

WARRANTY DEED

THE GRANTOR, AMERICAN REAL ESTATE, LLC, an Illinois Limited Liability Company who inadvertently acquired title as AMERICAN REAL ESTATE GROUP, LLC and DONALD WALTER WILLIAMS JR, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, AFUA DARKWA, of the Village of Olympia Fields, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Legal Description (see attached)

Property Index Number: 17-34-400-096-1002 Address of Real Estate: 3527 S. King Drive, Unit 1N Chicago, Illinois 60653

SUBJECT TO: terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to Declaration of Condominium; restrictions of record, building lines, public, all applicable zoning laws and ordinances, existing leases and tenancies, if any; 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. The Grantor certifies that this property is not subject to any homestead rights and the Grantor further certifies that Grantor resides at a different location. Grantees shall have and hold said premises forever.

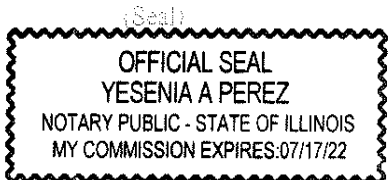
Dated this 29th day of April, 2020

Eugene Khaan
AMERICAN REAL ESTATE, LLC
by its manager Eugene Khaan

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Eugene Khaan, personally known to me to be the same persons whose names 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 notary seal, this 29th day of April 2020



Yesenia A. Perez
Notary Public

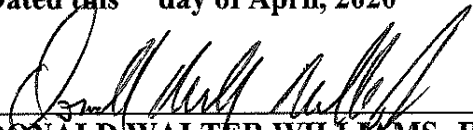
Saturn Title LLC
1030 W Higgins Rd Suite 365
Park Ridge IL 60068

2020 APR 29 2025361

Property of [Name] Clerk's Office

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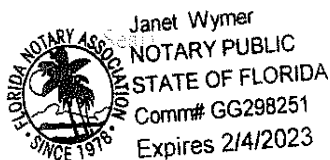
Dated this 21 day of April, 2020


DONALD WALTER WILLIAMS, JR

STATE OF FLORIDA)
) SS
COUNTY OF PASCO)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Donald Walter Williams, Jr**, personally known to me to be the same persons whose names 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 notary seal, this 21st day of April 2020




Notary Public

Prepared By: Lysinski & Associates, P.C.
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Chicago, IL 60630
Tel. (773) 777-9888
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MAIL TO: Yondi Morris, Esq.
333 South Wabash Ave., Ste 2700
Chicago, Illinois 60604

Send subsequent tax bills to: Afua Darkwa
6527 S. King Drive, Unit 1
Chicago, Illinois 60653

OFFICE OF COOK COUNTY CLERK'S OFFICE

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Legal Description

PARCEL 1:

UNIT NUMBER 3527-1 IN THE 3527 S. KING DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2 AND 3 AND THE NORTH 6 INCHES OF LOT 4 IN SNYDACKER'S RESUBDIVISION OF LOTS 18, 19 AND 22 IN RUCKER AND LANGLEY'S SUBDIVISION OF LOTS 1, 4, 5, 7, 8, 9 AND 10 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 29, 2007 AS DOCUMENT NUMBER 0702906024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 PURSUANT TO THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 3527 S. KING DRIVE CONDOMINIUMS (TO TRANSFER PARKING SPACES) DATED OCTOBER 16, 2007, AND RECORDED OCTOBER 18, 2007, AS DOCUMENT NO. 0728903141, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED JANUARY 29, 2007 AS DOCUMENT 0702906024, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY.

Address: 3527 S. King Dr., Unit 1N, Chicago, IL 60653

P.I.N. 17-34-400-096-1002

Property of Cook County Clerk's Office