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UNOFFICIAL COPY



2031640021

Record at:

Edward M. Moody

Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050

Doc# 2031640021 Fee \$88.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 10:01 AM PG: 1 OF 3

**SPECIAL
WARRANTY DEED
Chicago Title**

2065021021LP NB

Mail to: 10f2

Alfredo Torar
218 N Jefferson St #401
Chicago, IL 60661

Space Above for Recorder's Use

Name & Address of Taxpayer:

Derek & Elizabeth Hinckley
3437 S Morgan St 3W
Chicago, IL 60608

THE GRANTOR(s), TST Enterprises LLC, an Illinois limited liability company,

of the City or Village of Bolingbrook, County of DuPage, State of Illinois

for and in consideration of TEN and NO. 100 Dollars, and other good and valuable consideration,

CONVEYS and WARRANTS to THE GRANTEE, Stephen Myers, Elizabeth Hinckley and Derek

Hinckley, of 4019 Ridge Avenue, City of Arlington Heights, County of Cook, State of Illinois.

in the form of ownership as tenants in common and not as joint tenants

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."
Common Address: 3437 S. Morgan St., Unit 3-W, P-2, Chicago, Illinois 60608
PIN: 17-32-226-001-0000 (common)

Subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein; and

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein; and Grantor hereby affirmatively avers that the Real Estate is not homestead property as to Grantor or Grantor's spouse pursuant to the Homestead Exemption Laws of the State of Illinois.

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Dated this 23rd day of September, 2020.

Signature(s) of Grantor(s):

TST Enterprises LLC, by

Penny Cho
(Signature)

Penny Cho, Managing Member

(Printed Name & Title)

STATE OF ILL }

COUNTY OF COOK }



I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Penny Cho Managing Member (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and notarized seal, this 23rd day of September, 2020

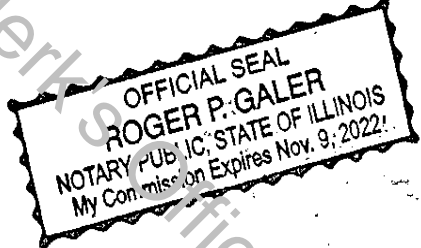
My commission expires 11/9/2022

Roger P. Galer
Notary Public

Name & Address of Preparer:
Roger Galer, The Galer Firm, P.C.
225 W. Washington St., Suite 2200
Chicago, IL 60606

| REAL ESTATE TRANSFER TAX | | 20-Oct-2020 |
|---|--|------------------|
|  |  | COUNTY: 152.50 |
| | | ILLINOIS: 305.00 |
| | | TOTAL: 457.50 |
| 17-32-226-001-0000 20201001631494 1-653-439-968 | | |

| REAL ESTATE TRANSFER TAX | | 20-Oct-2020 |
|---|--|-------------------|
|  | | CHICAGO: 2,287.50 |
| | | CTA: 915.00 |
| | | TOTAL: 3,202.50 * |
| 17-32-226-001-0000 20201001631494 0-219-726-816 | | |
| * Total does not include any applicable penalty or interest due. | | |



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EXHIBIT A:
LEGAL DESCRIPTION

UNITS 3-W and P-2 IN THE 3437 SOUTH MORGAN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 73 IN BLOCK 3 IN BROWN'S ADDITION TO CHICAGO, BEING THE SOUTH 45 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 2020517133 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office