

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2102949535 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 04:41 PM Pg: 1 of 4

Grantor, John V. Kovalan,
divorced and not since remarried,
of the City of Chicago, County of
Cook, State of Illinois, for and in
consideration of Ten and
No/100ths DOLLARS, and other
good and valuable consideration,
CONVEYS and WARRANTS to

Dec ID 20210101605696
ST/CO Stamp 1-888-354-272
City Stamp 1-464-500-240

(Above Space For Recordors Use Only)

GRANTEE, **John V. Kovalan, as Trustee of the John V. Kovalan Trust dated December 8, 2020**, of 630 W. Wellington Avenue #1E, Chicago, Illinois 60657, the following described Real Estate situated in the County of Will, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

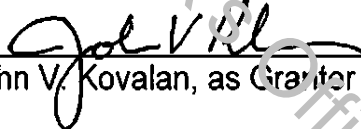
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Prepared without title search per client decision

Permanent Real Estate Index Number(s): 14-28-107-098-1005

Address Real Estate: 630 W. Wellington Avenue #1E, Chicago, Illinois 60657

DATED this 8th day of December, 2020.



John V. Kovalan, as Grantor

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Exempt under provisions of Paragraph E, Section 4,
Illinois Real Estate Transfer Act.

Mckenzie Kuhn

Date: December 8, 2020

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that John V. Kovalan, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 8th day of December, 2020.



Mckenzie Kuhn
Notary Public
Commission expires January 3, 2024

Prepared by : Richard W. Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

Tax Bill To : John V. Kovalan, Trustee, 630 W. Wellington Avenue #1E, Chicago, Illinois 60657

Return to : Richard W. Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

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EXHIBIT "A"

UNIT 1E IN THE 630-632 WEST WELLINGTON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 60.00 FEET OF THE WEST 110 FEET OF LOTS 7, 8 AND 9 IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF 20 ACRES NORTH OF ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SO MUCH OF SAID LOT 7 AS IS USED, TAKEN OR OCCUPIED FOR WELLINGTON AVENUE), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ON AND OVER THE SOUTH 16 FEET OF LOT 10 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 5 IN KNOCKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0814022078, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS, ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER G7, STORAGE SPACE NUMBERS S5, AND GARAGE ROOFTOP DECK, LIMITED COMMON ELEMENTS "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1E AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

COMMONLY KNOWN AS: 630 W. Wellington Avenue, #1E, Chicago, IL 60657

PERMANENT INDEX NUMBER: 14-28-107-098-1005

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

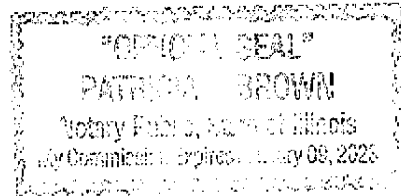
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 8, 2020

Signature: McKenzie Kuhn
Grantor or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 8th day of December, 2020

Notary Public Patricia L Brown



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 8, 2020

Signature: McKenzie Kuhn
Grantee or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 8th day of December, 2020

Notary Public Patricia L Brown

