

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 2208419010 Fee \$55.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/25/2022 09:42 AM PG: 1 OF 3

## FIRST AMERICAN TITLE

FILE # Preparer File: AF1021791  
FATIC No.: AF1021791

193

THE GRANTOR(S) Gary Lipets, a married man of the City of Denver, County of Denver, State of CO for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 3231 W. Hirsch LLC, of 1753 W. Newport Ave. 1st Floor Chicago, IL 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2022 and subsequent years

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

Permanent Real Estate Index Number(s):  
16-02-219-038-1006 16-02-219-038-1007  
16-02-219-038-1001 16-02-219-038-1003  
16-02-219-038-1004 16-02-219-038-1005  
16-102-219-038-1009 16-02-219-038-1008

Address(es) of Real Estate: 3231 W. Hirsch St. 1F, 3F, 4F, 2R, 3R, 4R, G-1 and G-2  
Chicago, Illinois 60651

Dated this 24th day of March, 2022

Gary Lipets by POA Steven J. Turk  
Gary Lipets

REAL ESTATE TRANSFER TAX		24-Mar-2022
	CHICAGO:	6,926.25
	CTA:	2,770.50
	TOTAL:	9,696.75

REAL ESTATE TRANSFER TAX		24-Mar-2022
	COUNTY:	461.75
	ILLINOIS:	923.50
	TOTAL:	1,385.25

16-02-219-038-1001 | 20220301661134 | 2-138-512-784

16-02-219-038-1001 | 20220301661134 | 0-768-810-384

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



First American  
Title Insurance Company

Warranty Deed - Individual

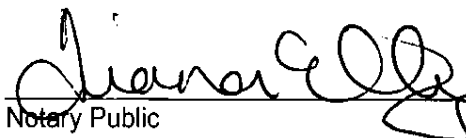
3

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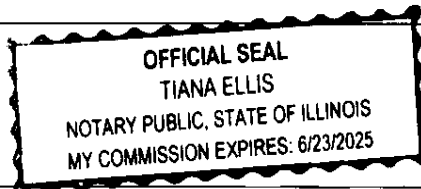
STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary Lipets, personally known to me to be the same person(s) whose name(s) 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 official seal this 24<sup>th</sup> day of March, 20 22.

  
Notary Public

Prepared by:  
Steven J. Fink  
25 E. Washington Street Suite 1233  
Chicago, IL 60602



Mail to: 1753 W. Newport Luis Santiago  
Chicago IL, 60657

Name and Address of Taxpayer:  
3231 w. Hirsch LLC  
1753 W. Newport Ave. 1st Floor  
Chicago, IL 60657

Property of Cook County Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Unit Nos. Units 1F, 3F, 4F, 2R, 3R, 4R, G-1, and G-2 in the 3231 W. Hirsch Condominium, as delineated on a plat of survey of the following described tract of land: Lot 38 (EXCEPT the East 1 foot and 1-3/8 inches) in Block 1 in Weage, Eberhart and Bartlett's Subdivision of the Southeast quarter of the Northeast quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as an exhibit to the declaration of condominium ownership recorded May 05, 2005 as document 0512539087, as amended from time to time, together with its undivided percentage interest, all in Cook County, Illinois.

Permanent Index #'s: 16-02-219-038-1001 (Vol. 538) and 16-02-219-038-1003 (Vol. 538) and 16-02-219-038-1004 (Vol. 538) and 16-02-219-038-1005 (Vol. 538) and 16-02-219-038-1006 (Vol. 538) and 16-02-219-038-1007 (Vol. 538) and 16-02-219-038-1008 (Vol. 538) and 16-02-219-038-1009 (Vol. 538)

Property Address: 3231 W. Hirsch Street, Units 1F, 3F, 4F, 2R, 3R, 4R, G-1 and G-2, Chicago, Illinois 60651

Property of Cook County Clerk's Office