

UNOFFICIAL COPY



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)

Doc#: 2209833153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 11:06 AM Pg: 1 of 2

Dec ID 20220301667994
ST/CO Stamp 2-062-926-736 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-937-359-760 City Tax: \$4,462.50

410696816 1/2

GIT

THIS INDENTURE, made this 29th of March, 2022 between Hays Chicago, LLC, a Minnesota limited liability company created and existing under and by virtue of the laws of the State of Minnesota, party of the first part, and Dean Hoang, party of the second part.

SINGLE MAN
(GRANTEE'S ADDRESS) 635 N. Dearborn, Chicago, IL 60654

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNITS 1502 AND PARKING UNIT P-144 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE THE WEST 1/2 OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF LOTS 7, 8 AND THE SOUTH 29 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE WEST 1/2 OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF THE ORIGINAL LOTS 7, 8 AND THE SOUTH 29.0 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NUMBER 267886, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF LOT 5 IN SAID BLOCK 24; THENCE SOUTH 89° 29' 45" WEST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF LOTS 5 AND 6 IN BLOCK 24 IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE SOUTH LINE OF LOT 7 IN SAID COUNTY CLERK'S DIVISION ALL INCLUSIVE, A DISTANCE OF 19.09 FEET TO THE WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

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Permanent Real Estate Index Number(s): 17-09-227-033-1048 & -1265
Address(es) of Real Estate: 635 N. Dearborn #1502, Chicago, Illinois 60654
St.

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

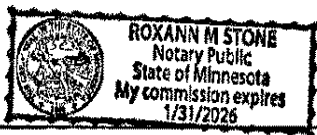
Hays Chicago, LLC

By [Signature]
James Hays
Manager

Minnesota
STATE OF ILLINOIS, COUNTY OF Hennepin ss.

I, the undersigned, a Notary Public in and for said County and State and for said, **DO HEREBY CERTIFY**, that James Hays personally known to me to be the Manager of the Hays Chicago, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March 2022



Roxann M. Stone (Notary Public)

Prepared By: John Janczur
19 S. LaSalle, Suite 1201
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		05-Apr-2022
	COUNTY:	212.50
	ILLINOIS:	425.00
	TOTAL:	637.50
17-09-227-033-1048		20220301667994 2-062-926-736

Mail To:

DEAN HOANG
635 N DEARBORN #1502 CHICAGO IL 60654

Name & Address of Taxpayer:

DEAN HOANG
635 N DEARBORN #1502
CHICAGO IL 60654

REAL ESTATE TRANSFER TAX		05-Apr-2022
	CHICAGO:	3,187.50
	CTA:	1,275.00
	TOTAL:	4,462.50 *
17-09-227-033-1048		20220301667994 1-937-359-760

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