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Doc#: 2210228383 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 02:28 PM Pg: 1 of 3

WARRANTY DEED

WHEN RECORDED, MAIL TO:

Ayleen Kim
4812 N. Hoyne Unit 2
Chicago IL 60625

Dec ID 20220301648653
ST/CO Stamp 1-332-859-792 ST Tax \$346.50 CO Tax \$173.25
City Stamp 0-861-992-336 City Tax: \$3,638.25

SEND SUBSEQUENT TAX BILLS TO:

Ayleen Kim
4812 N. Hoyne Avenue, Unit 2
Chicago, Illinois 60625

GRANTORS, **Zoe L. Munro**, a single woman, of Chicago, Illinois, and **Alexander McGregor Munro and Judith Rachael Munro**, husband and wife, of Asheville, North Carolina for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Ayleen Kim**,* of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

* A Single Woman

Permanent Index No.: 14-07-323-034-1008.

Property Address: 4812 N. Hoyne Avenue, Unit 2, Chicago, Illinois 60625.

Subject to the following, if any: (1) General real estate taxes for the year 2021-2nd installment and subsequent years; (2) covenants, conditions and restrictions of record; if any; (3) Purchaser's mortgages of record, if any; and (4) the Declaration of Condominium Ownership.

DATED this 3 Day of March, 2022.

Zoe L. Munro
Zoe L. Munro

REAL ESTATE TRANSFER TAX		12-Apr-2022
	COUNTY:	173.25
	ILLINOIS:	346.50
	TOTAL:	519.75
14-07-323-034-1008 20220301648653 1-332-859-792		

STATE OF ILLINOIS)
COUNTY OF COOK)

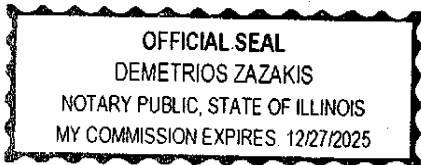
I, the undersigned, a Notary Public, do hereby certify that ZOE L. MUNRO, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free 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 3rd Day of March, 2022.

My commission expires 12/27/25
[Signature]
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		15-Mar-2022
	CHICAGO:	2,598.75
	CTA:	1,039.50
	TOTAL:	3,638.25
14-07-323-034-1008 20220301648653 0-861-992-336		



* Total does not include any applicable penalty or interest due

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WARRANTY DEED

Permanent Index No.: 14-07-323-034-1008

Property Address: 4812 N. Hoyne Avenue, Unit 2, Chicago, Illinois 60625

DATED this 3 Day of March, 2022.

DATED this 3 Day of March, 2022.

Alexander McGregor Munro
Alexander McGregor Munro

Judith Rachael Munro
Judith Rachael Munro

STATE OF NORTH CAROLINA)
COUNTY OF BUNCOMBE)

I, the undersigned, a Notary Public, do hereby certify that ALEXANDER MCGREGOR MUNRO and JUDITH RACHAEL MUNRO, 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 3rd Day of March, 2022.

My commission expires JULY 23, 2022

Allison Brumble
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

ALLISON BRUMBLE
NOTARY PUBLIC
HENDERSON COUNTY, NC
COMMISSION EXPIRES 7/23/2022

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Exhibit A - Legal Description

Parcel 1:

Unit Numbers 4812-2, in the 4812-30 Hoyne Condominium Declaration, as depicted on the Plat of survey of the following described real estate:

Part of the South 316 feet of Lot 1 (Except the South 125 feet thereof) in the Subdivision of Lot 3 in John Marbach and others Subdivision of the Southeast quarter of the Southwest quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian; and also the North 183 feet of the South 316 feet of Lot 2 in the Subdivision of Lot 3 in John Marbach and others Subdivision of the Southeast quarter of the Southwest quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian all in Cook County, Illinois. Which Plat of survey is attached as Exhibit "B" to the Declaration of Condominium ownership recorded June 21, 2006, in the office of the recorder of deeds of Cook County, Illinois, as Document Number 0617234091, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of G-1, limited common element ("LCE"), as delineated on the Plat of survey and the rights and easements for the benefit of Unit Numbers 4812-2, as are set forth in the Declaration; The grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.