

UNOFFICIAL COPY

WARRANTY DEED Illinois

Doc#: 2210518224 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 12:43 PM Pg: 1 of 3

Dec ID 20220301669290
ST/CO Stamp 1-447-263-632 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 1-178-828-176 City Tax: \$11,550.00

Above Space for Recorder's Use Only

THE GRANTORS, YONG-JAE KIM and MOIRA MCNULTY, husband and wife, of 155 North Aberdeen Street, #302, Chicago, Illinois 60607, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to DANIEL W. KAMINSKI and EMILY C. KAMINSKI, husband and wife, as tenants by the entirety, of Chicago Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHBIT "A" FOR LEGAL DESCRIPTION

P.I.N.: 17-08-429-021-1007; 17-08-429-021-1020 and 17-08-429-021-1021
c/k/a: 155 N. Aberdeen, Unit 302, Chicago, Illinois 60607

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

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; ~~limitations~~ and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

226003405SPK 1/2 AWAC

[SIGNATURE PAGES TO FOLLOW]

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Dated this 20th day of March, 2022

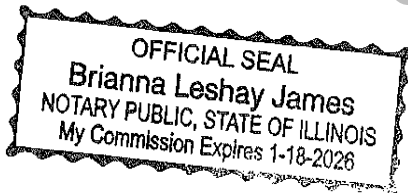
[Signature] (SEAL)
YONG-JAE KIM

[Signature] (SEAL)
MOIRA MCNULTY

State of Illinois }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MOIRA MCNULTY, 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 official seal, this 20th day of March, 2022.



[Signature]
NOTARY PUBLIC

My Commission Expires: 01-18-2022

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:

Emily C Kuminski
Ribbons + Demente LTD
120 N LaSalle 3300
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Doreen W and Emily C Kuminski
155 N Aberdeen St 310A
Chicago IL 60607

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LEGAL DESCRIPTION

Order No.: 22GCO034005PK

For APN/Parcel ID(s): 17-08-429-021-1007, 17-08-429-021-1020 and 17-08-429-021-1021

PARCEL 1: UNITS 302, P-7 AND P-8 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF TERRACE SPACE FOR UNIT 302 AND STORAGE SPACE FOR UNIT 302, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.