

UNOFFICIAL COPY

Doc#: 2212439242 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 11:49 AM Pg: 1 of 3

Dec ID 20220401674782
ST/CO Stamp 2-065-880-976 ST Tax \$153.00 CO Tax \$76.50
City Stamp 1-307-432-848 City Tax: \$1,606.50

2/3 226N0044089PK
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Hermes Real Estate, LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR Hermes Real Estate, LLC, a limited liability company licensed to conduct business in Illinois by and through their Managing Members Steven Nikolidakis and Nikolaos Nikolidakis for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nikola Mitic, of , in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

a married man

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

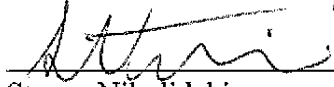
Permanent Index Number(s): 12-11-119-019-1034

Property Address: 5329 N Delphia Ave Unit 130, Chicago, IL 60656

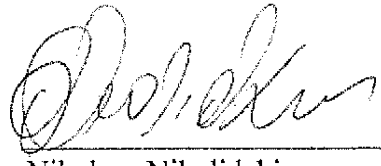
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 25 day of April, 2022.



Steven Nikolidakis
Hermes Real Estate, LLC

 4/25/22

Nikolaos Nikolidakis
Hermes Real Estate, LLC

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 130, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 3 AND 4, IN ALBERT SCHORSCH SON'S CATHERINE COURTS, TRACT NUMBER 1, IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS, TRACT NUMBER 1; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1, AND AT THE NORTH LINE OF LOT 3, IN SAID SUBDIVISION, 965.76 FEET; THENCE SOUTH, 304.06 FEET, TO THE POINT OF BEGINNING, OF THE LAND TO BE DESCRIBED; THENCE SOUTH, 164.2 FEET; THENCE NORTH, 89 DEGREES 58 MINUTES 55 SECONDS WEST, 304.85 FEET; TO THE WEST LINE OF SAID LOTS 3 AND 4; THENCE NORTH, 1 DEGREE 38 MINUTES 10 SECONDS EAST, 164.2 FEET; THENCE SOUTH, 89 DEGREES 58 MINUTES 55 SECONDS EAST, 300.15 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, MADE BY MCNERNEY-GOSLIN, INCORPORATED, IN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22420105; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED 1.84 PERCENT INTEREST, IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.