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WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)
Hermes Real Estate, LLC

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

(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:

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

Nikolaos Nikolidakis

Hermes Real Estate, LLC

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STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven Nikolidakis and Nikolaos Nikolidakis, Managing Members of Hermes Real Estate, LLC personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 25th day of

OFFICE IL SEAL

JAMES RACESON II

Notary Public - State of Illinois
My Commission Expires July 9, 2022

Notary Pyblic

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.

Park Ridge, IL 60068

MAIL TO:

Jako Law, LLC 1517 Waukegan Rd. Glenview, IL 60025

393 plake Ferrace allnow 16 (10026 SEND SUBSEQUENT TAX BILLS TO:

Nikola Mitic 5329 N Delphia Ave Unit 130 Chicago, IL 60656

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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 ALPERT 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, 3/4 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.