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Doc# 2212939330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2022 12:23 PM Pg: 1 of 3

Dec ID 20220401674862
ST/CO Stamp 0-415-213-456 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-207-464-336 City Tax: \$1,417.50

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 Managers 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 Anel Jukic, of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *an unmarried man ** City of Chicago*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

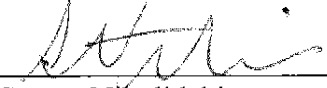
Permanent Index Number(s): 12-11-119-023-1024

Property Address: 5343 N Delphia Ave, Unit 344, Chicago, IL 60656

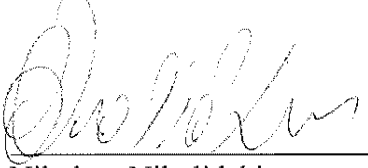
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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 25th day of April, 2022.



Steven Nikolidakis
Hermes Real Estate, LLC

 *4/25/22*

Nikolaos Nikolidakis
Hermes Real Estate, LLC

20220401674862 2/3 AWAK

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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 April, 2022.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

Law Offices of Steven M. Shaykin PC
6444 N. Milwaukee
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Anel Jukic
5343 N Delphia Ave, Unit 344
Chicago, IL 60656

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LEGAL DESCRIPTION

Order No.: 22GND044092PK

For APN/Parcel ID(s): 12-11-119-023-1024

UNIT NUMBER 344 IN AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 3 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 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 THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION, 965.76 FEET; THENCE SOUTH 304.06 FEET TO THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, 300.15 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 1 DEGREES 38 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE, 148.06 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 353.71 FEET; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 3, 157.53 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 57.76 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 9.43 FEET, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY MC NERNEY-GOSLIN, INCORPORATED AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22657912; TOGETHER WITH AN UNDIVIDED PERCENTAGE 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