

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

1672210 182 KJK

Doc#: 2218221051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/01/2022 06:45 AM Pg: 1 of 3

Dec ID 20220601644886
ST/CO Stamp 1-581-471-824 ST Tax \$2,150.00 CO Tax \$1,075.00
City Stamp 1-270-667-344 City Tax: \$23,792.82

THE GRANTOR, HESP Properties, LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to the Babak Mkhlesi and Susan Sam, husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1446 N. Wieland Street, Chicago, Illinois 60610
P.I.N.: 17-04-202-059-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 2021 and 2022.

****INTENTIONALLY LEFT BLANK – ACKNOWLEDGEMENTS TO FOLLOW****

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Dated: this 4 day of June 2022.

HESP Properties, LLC


Marian Nowacki, Manager

STATE OF ILLINOIS

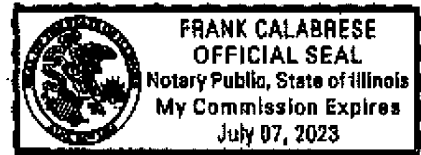
COUNTY OF COOK

} ss.


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marian Nowacki, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of June 2022.




Notary Public



**THIS INSTRUMENT
PREPARED BY:**
David L. Rudolph
Rudolph Kaplan LLC
805 Greenwood St.,
Evanston, Illinois 60201

REAL ESTATE TRANSFER TAX		29-Jun-2022
	CHICAGO:	16,125.00
	CTA:	8,450.00
	TOTAL:	22,575.00 *
17-04-202-059-0000 20220601644886 1-270-667-374		
* Total does not include any applicable penalty or interest due.		

**WHEN RECORDED
RETURN TO:**
Jessica A. Ains, Esq.
2915 Forbes Ave. Ste. 107
Hoffman Estates, IL 60192

REAL ESTATE TRANSFER TAX		29-Jun-2022
	COUNTY:	1,075.00
	ILLINOIS:	2,150.00
	TOTAL:	3,225.00
17-04-202-059-0000 20220601644886 1-581-471-824		

**SEND FUTURE TAX
BILLS TO:**
Babak Mokhlesi & Susan Sam
1446 N. Wieland St.
Chicago IL 60610

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Exhibit A - Legal Description

Lot 117 in Subdivision of the West 1/2 of Lots 120 and 125, and all of Lots 123, 124, 127 to 134 and 137 in Bronsons Addition to Chicago in the West 1/2 of the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office