

# UNOFFICIAL COPY



Doc# 2222957003 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2022 09:28 AM PG: 1 OF 2

## Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR, THOMAS AHERN and KRISTEN LOWE of 4941 N. Claremont Ave., Chicago, Illinois 60625, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to NICHOLAS DAVIS and TANYA KLINKHACHORN, as tenants in common the GRANTEES the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*\* Both Unmarried*

SEE THE ATTACHED EXHIBIT "A"

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

SUBJECT TO: General real estate taxes for 2021 installment and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Numbers: 17-06-417-047-1501

Address of Real Estate: 1028 N. Hermitage Ave. Unit #1, Chicago, Illinois 60622.

The date of this deed of conveyance is 8/17, 2022.

(SEAL) THOMAS AHERN

(SEAL) KRISTEN LOWE *FCA Klinkhachorn*

State of Illinois

SS

County of Cook

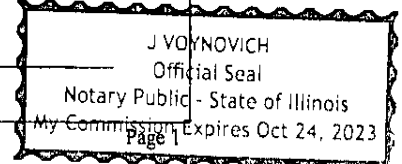
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS AHERN and KRISTEN LOWE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*

Given under my hand and official seal 08/08, 2022.

*(My Commission Expires 11/24/2023)*

Notary Public



22152505 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

2

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## EXHIBIT "A" LEGAL DESCRIPTION

For the premises commonly known as 1028 N. Hermitage Ave. Unit #1, Chicago, Illinois 60622

**PARCEL 1:**

UNIT #1 IN THE 1028 N. HERMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 6 IN BLOCK 12 IN JOHN STON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, 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 1215129054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**



THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AS A LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1215129054.


**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF AREA, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1215129054 AND FIRST AMENDMENT RECORDED JUNE 22, 2012 AS DOCUMENT 1217416030.

This instrument was prepared by Joseph P. Hudetz Kelleher + Holland, LLC 102 S. Wynstone Park Dr. North Barrington, Illinois 60010	Send subsequent tax bills to: NICHOLAS DAVIS & TANYA KLINKHACHORN 1028 N. Hermitage Ave. Unit #1, Chicago, Illinois 60622	Recorder-mail recorded document to: <del>Emily Kresse</del> <del>The Kresse Group</del> <del>1427 N. Leavitt Unit 3</del> <del>Chicago, IL 60622</del> Nicholas Davis and Tanya Klinkhachorn 1028 N. Hermitage Ave. Unit 1 Chicago, IL 60622
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<b>REAL ESTATE TRANSFER TAX</b>		17-Aug-2022
		COUNTY: 405.00
		ILLINOIS: 810.00
		<b>TOTAL: 1,215.00</b>
17-06-417-047-1001   20220801604346   0-512-275-024		

<b>REAL ESTATE TRANSFER TAX</b>		17-Aug-2022
	CHICAGO: 6,075.00	
	CTA: 2,430.00	
	<b>TOTAL: 8,505.00 *</b>	
17-06-417-047-1001   20220801604346   2-049-749-584		
* Total does not include any applicable penalty or interest due.		