

# UNOFFICIAL COPY

Doc#: 2224106424 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2022 01:26 PM Pg: 1 of 2

MAIL TO:  
Carly Rios  
11 S Dunton Avenue,  
Arlington Heights, IL  
60005

Dec ID 20220701695655  
ST/CO Stamp 1-595-705-936 ST Tax \$301.00 CO Tax \$150.50  
City Stamp 1-697-090-128 City Tax: \$3,160.50

SEND  
SUBSEQUENT TAX  
BILLS TO:  
Daniel Fee  
4746 S Ellis Avenue,  
#3E,  
Chicago, IL 60615

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## FIRST AMERICAN TITLE

FILE # AF1027233  
1032

## WARRANTY DEED

(ILLINOIS) (GENERAL)

The Grantors, Jonathan P. Heuring and Darcy H. Heuring, a married couple, of 4746 South Ellis Avenue, Unit 3E, Chicago, IL 60615, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid, CONVEY and WARRANT to Daniel <sup>James</sup> Fee, of 500 East 33rd Street, #505, Chicago, IL 60616 (Grantee), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

### PARCEL 1:

UNIT NO. 3 EAST, IN THE KINSBURY COVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN THE RESUBDIVISION OF LOTS 19 TO 26, BOTH INCLUSIVE, IN BLOCK 2 IN SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020899187, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

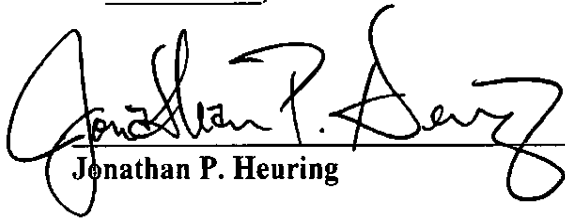
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020899187.


Address of property: 4746 South Ellis Avenue, Unit 3E, Chicago, IL 60615  
PIN: 20-11-102-031-1008

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

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IN WITNESS WHEREOF, said Grantors have executed this warranty deed this 19<sup>th</sup> day of August, 2022.

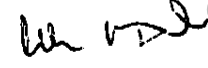
  
Jonathan P. Heuring

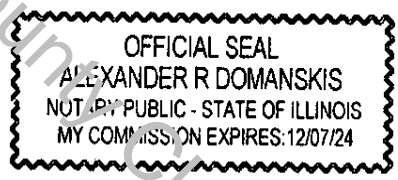
  
Darcy H. Heuring

STATE of ILLINOIS )  
COUNTY of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jonathan P. Heuring and Darcy H. Heuring**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2022.

Notary Public: 



This instrument was prepared by:  
Alexander R. Domanskis  
Boodell & Domanskis, LLC  
One North Franklin Street, Suite 1200  
Chicago, Illinois 60606