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UNOFFICIAL COPY

Doc#: 2224339275 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2022 02:41 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTORS, VALENTIN A. HORIN and SVETLANA P. HORIN, as husband and wife, of the County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

Dec ID 20220801611609
ST/CO Stamp 0-030-501-456 ST Tax \$210.00 CO Tax \$105.00
City Stamp 1-053-911-632 City Tax: \$2,205.00

GRANTEE:
KEVIN HOFFMAN
6505 N. Nashville, Unit 205
Chicago, IL 606331

the following described Real Estate, situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to Wit:

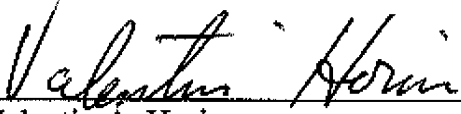
"LEGAL ATTACHED TO AND MADE PART OF"

PERMANENT REAL ESTATE INDEX NUMBER: 10-31-409-062-1012
ADDRESS OF REAL ESTATE: 6505 N. Nashville, Unit 205, Chicago, IL 60631

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 to General Taxes for 2021 and subsequent years.



DATED this 25 day of AUGUST, 2022.


Valentin A. Horin


Svetlana P. Horin

USI

REAL ESTATE TRANSFER TAX		30-Aug-2022
	CHICAGO:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00 *
10-31-409-062-1012 20220801611609 1-053-911-632		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Aug-2022
	COUNTY:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00
10-31-409-062-1012 20220801611609 0-030-501-456		

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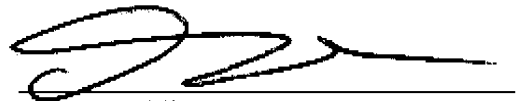
STATE OF ILLINOIS,

SS.

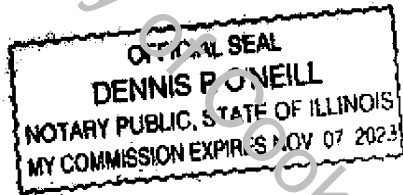
COUNTY OF COOK.

I, Dennis R. O'Neill, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that VALENTIN A. HORIN and SVETLANA P. HORIN are 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of AUGUST, 2022.



Notary Public



This instrument was prepared by: Dennis R. O'Neill, P.C., 5487 N. Milwaukee, Chicago, IL 60630

MAIL TO:

Kevin Hoffman
6505 N Nashville
Unit 205
Chg IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Kevin Hoffman
6505 N. Nashville, Unit 205
Chicago, IL 60631

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LEGAL DESCRIPTION:

UNIT NO. 205 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARCEL 1:

ALL THAT PART OF LOT 6 LYING SOUTHWESTERLY OF THE CENTER LINE OF MILWAUKEE AVENUE (EXCEPT THAT PART THEREOF TAKEN FOR STREET) IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 AND THE NORTHWESTERLY 16 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF SAID LOT 1 AND LYING SOUTHWESTERLY OF SAID NORTHWESTERLY 15 FEET OF LOT 2 (EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 50.0 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN:

CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE "NORTH" IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE NORTH NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 56 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6, THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THE NORTHWESTERLY 50 FEET OF LOT 6 IN SAID BILLY CALDWELL'S RESERVATION) IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 7, 8 AND 9 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION AFORESAID EXCEPTING THEREFROM THAT PART OF LOTS 6 AND 7 LYING SOUTHWESTERLY AND ADJOINING A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF LOT 6 WITH THE SOUTH LINE OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 7 AND ALSO ACCEPTING THE NORTHEASTERLY 4.0 FEET OF LOTS 6, 7 AND THAT PART OF LOT 8 WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE EXTENDED SOUTHWESTERLY OF THE NORTHWESTERLY 15 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION AS AFORESAID ALL IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 12, 1974 AND KNOWN AS TRUST 63997, AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK, COUNTY, ILLINOIS AS DOCUMENT NUMBER 23015403, TOGETHER WITH AN UNDIVIDED 2.457 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 PLAT OF SURVEY).

PROPERTY ADDRESS: **UNOFFICIAL COPY**

6505 North Nashville Avenue, Unit 205, Chicago, IL 60631

PERMANENT INDEX NUMBER:

10-31-409-062-1012

Property of Cook County Clerk's Office