

UNOFFICIAL COPY

Doc#: 2227701110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 02:19 PM Pg: 1 of 3

This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Dec ID 20220901654380
ST/CO Stamp 0-070-340-176 ST Tax \$557.00 CO Tax \$278.50
City Stamp 0-223-432-272 City Tax: \$5,848.50

MAIL TAX BILL TO:

Daniel J Klodor and Erin A Yonchak
5215 S Kimbark Ave
Chicago, IL 60615

MAIL RECORDED DEED TO:

Joanne Fehn
3643 N Hamlin Ave
Chicago, IL 60618

41072809G (13)
GIT

WARRANTY DEED
Statutory (Illinois)

The Grantors, **Xiaotong Suo** of the City of New York, County of Manhattan, New York and **Bradley Nelson** of the City of New York, County of Manhattan, New York, *Husband and Wife*, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to **Daniel John Klodor and Erin Allison Yonchak**, as Joint Tenants with Rights of Survivorship (hereinafter "Grantees"),

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 5215 S Kimbark Ave, Chicago, IL 60615
PIN: 201.14080450000

SUBJECT TO: General real estate taxes for 2021 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

REAL ESTATE TRANSFER TAX 03-Oct-2022



CHICAGO: 4,177.50
CTA: 1,671.00
TOTAL: 5,848.50 *

20-11-408-045-0000 | 20220901654380 | 0-223-432-272

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 03-Oct-2022



COUNTY: 278.50
ILLINOIS: 557.00
TOTAL: 835.50

20-11-408-045-0000 | 20220901654380 | 0-070-340-176

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 26 day of September, 2022.

[Signature]
Xiaotong Suo

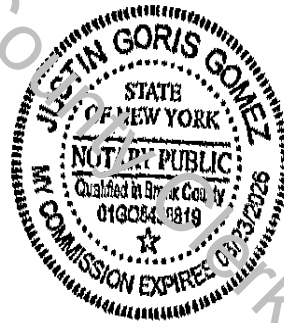
[Signature]
Bradley Nelson

STATE OF New York)
COUNTY OF Bronx)

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

Given under my hand and official seal, this 26 day of September, 2022.

[Signature]
Notary Public

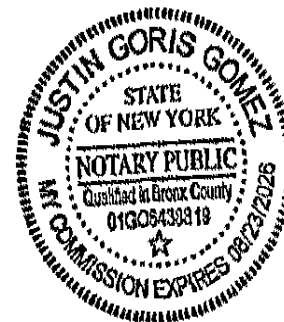


STATE OF New York)
COUNTY OF Bronx)

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

Given under my hand and official seal, this 26 day of September, 2022.

[Signature]
Notary Public



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EXHIBIT "A"

PARCEL 1; THAT PART OF THE FOLLOWING DESCRIBED PARCELS OF LAND BEING: THE WEST 105 FEET OF LOT 10 AND THE WEST 105 FEET OF LOT 11 IN BLOCK 11 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 18 AND 19 (EXCEPT THE WEST 14 FEET OF THE SOUTH 41 FEET OF SAID LOTS TAKEN AS A TRACT), LOTS 20, 21, 22 AND 23 (EXCEPT THE NORTH 8 FEET OF THE EAST 46 FEET OF LOT 23), LOTS 26 AND 27 (EXCEPT THE NORTH 50 FEET MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26, OF THE EAST 23.07 FEET MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT 27, OF SAID LOTS 26 AND 27 TAKEN AS A TRACT) AND ALSO EXCEPTING THAT PART OF SAID LOT 26 AND THE EAST 31.56 FEET OF LOT 27 LYING SOUTH OF THE NORTH 50 FEET OF SAID LOTS TAKEN AS A TRACT AS MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26, AND LOT 28, ALL IN C.M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S ADDITION TO HYDE PARK AFORESAID, ALSO THAT PART OF THE NORTH AND SOUTH 16 FEET VACATED ALLEY LYING SOUTH OF THE NORTH LINE EXTENDED WEST OF LOT 28 AND NORTH OF THE SOUTH LINE OF LOTS 18 AND 28 EXTENDED EAST AND WEST, IN C.M. CADY'S SUBDIVISION OF BLOCK 24 AFORESAID, ALSO THE WEST 79.43 FEET OF THAT PART OF VACATED EAST 52ND STREET LYING EAST OF THE EAST LINE EXTENDED OF SOUTH KIMBARK AVENUE AS LAID OUT IN KIMBARK'S ADDITION TO HYDE PARK AFORESAID AND TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ON THE WEST LINE OF SAID TRACT 234.47 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 36.92 FEET TO THE PLACE OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 19.67 FEET THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID 80.75 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID TRACT 19.67 FEET; THENCE NORTH 80.75 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 19607225, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property address: 5215 S Kimbark Avenue, Chicago, IL 60615
Tax Number: 20-11-408-045-0000