

# UNOFFICIAL COPY

Doc#: 2232246290 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/18/2022 03:06 PM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR,

Jeffrey Hoffman

a single man,

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Jeramie Bublitz and  
Lauren Quigley, both never  
~~husband and wife~~ married,  
taking not as tenants in  
common but as joint tenants.

As Tenants by the Entirety, the following described Real Estate situated in the County of Cook,  
in the State of Illinois, to wit:

### PARCEL 1:

UNIT 4E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN 1609 N. HOYNE CONDOMINIUM AS DELINEATED AND  
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608118022, AS  
AMENDED, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. P-1  
AND P-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID  
DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK  
COUNTY, ILLINOIS.

STREET ADDRESS: 1609 N. Hoyne Ave., Unit 4E, Chicago, IL 60647

PERMANENT TAX INDEX NUMBER: 14-31-333-033-1005

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

22154201


1/2


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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) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.



DATED this 30 day of October, 2022.

  
 \_\_\_\_\_  
 Jeffrey Hoffman

REAL ESTATE TRANSFER TAX	17-Nov-2022
	CHICAGO: 5,377.50
	CTA: 2,151.00
	TOTAL: 7,528.50 *

14-31-333-033-1005 | 20221101682531 | 0-570-321-968

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

REAL ESTATE TRANSFER TAX	17-Nov-2022
	COUNTY: 351.50
	ILLINOIS: 717.00
	TOTAL: 1,075.50

14-31-333-033-1005 | 20221101682531 | 1-475-577-168

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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 Jeffrey Hoffman, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of October, 2022.

Teresa A Kotrba  
Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 9/16/25

**This instrument prepared by:**  
Leo G. Aubel  
Howard & Howard Attorneys PLLC  
200 S. Michigan Ave., Suite 1100  
Chicago, IL 60604-2461

**Send subsequent tax bills to:**  
Jeramie Bublitz  
1609 N. Hoyne Ave., Unit 4E  
Chicago, IL 60647

**Mail to:**  
Jeramie Bublitz and Lauren Quigley  
1609 N. Hoyne Ave., Unit 4E  
Chicago, IL 60647

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