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PT23-93480FA 1/2
WARRANTY DEED

Doc#: 2324846098 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/05/2023 11:35 AM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Michael Deranek
2728 N. Hampden Court #305
Chicago, Illinois 60614

Dec ID 20230701686270
ST/CO Stamp 1-862-138-320 ST Tax \$190.00 CO Tax \$95.00
City Stamp 1-996-356-048 City Tax: \$1,995.00

MAIL REAL ESTATE TAX BILL TO:

Michael Deranek
2728 N. Hampden Court #305
Chicago, Illinois 60614

The Grantor(s): Neil Moldenhauer, a single individual, residing at 2728 N. Hampden Court, Unit 305, Chicago, Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Grantee(s):** Michael Deranek, a single individual, of 2850 N. Sheridan Rd., #1204, Chicago, Illinois 60657, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Commonly known as: 2728 N. Hampden Court #305, Chicago, Illinois 60614
PIN: 14-28-308-022-1017

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; public and utility easements; acts done by or suffered through grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

PROPER TITLE, LLC

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DATED this 1 day of August, 2023.



Neil Moldenhauer

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

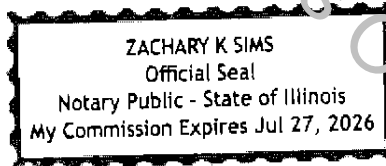
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Moldenhauer**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they/he/she signed and delivered the said instrument as their/his/her 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 1st day of August, 2023.



Notary Public

NAME AND ADDRESS OF PREPARER:
Zachary K. Sims
Attorney at Law
2700 Patriot Blvd. #250
Glenview, IL 60026



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"EXHIBIT A" ADDENDUM

Unit number 305, in the Hampden Green Condominium as delineated on a survey of the following described real estate:

Lots 24 and 25 in Andrews, Spafford and Colehour's Subdivision of Blocks 1 and 2 in Outlot of Block 'A' in Wrightwood, being a Subdivision of the Southwest 1/4 of Section 28, Township 40 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 made by LaSalle National Bank, as Trustee under Trust No. 35376, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document 25137767, together with its undivided percentage interest in the property (excepting from the property all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Parcel ID(s): 14-28-308-022-1017,

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