

# UNOFFICIAL COPY

Saturn Title LLC  
2336329

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AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2326240106 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/19/2023 11:26 AM Pg: 1 of 4

Dec ID 20230901623707  
ST/CO Stamp 0-307-617-232 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 1-364-024-784 City Tax: \$3,412.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Alicia Heiduk, ~~an unmarried individual~~ of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Jeremy P. Lee, a single man of, Chicago, IL

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

2ND INSTALLMENT  
OF

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 17-04-300-048-1087 & 17-04-300-048-1048 PIN#

Property Address: 1000 N. Kingsbury St., Unit 107, Chicago, IL 60610

Dated September 14, 2023

  
Alicia Heiduk

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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 that Alicia Hrusak 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 14<sup>th</sup> day of September, 2023



[Signature]  
Notary Public

My commission expires: 10-22-25

**THIS DOCUMENT PREPARED BY:**

John J. Murphy  
6122 N. Neva  
Chicago, IL 60631

**MAIL TAX BILL TO:**

Jeremy Phillip Lee  
1000 N. Kingsbury St., Unit 67  
Chicago, IL 60610

**MAIL RECORDED DEED TO:**

~~Jeremy Phillip Lee~~  
Law Office of Barbara M. Demos, PC  
4746 N. Milwaukee Ave.  
Chicago, IL 60630

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **PARCEL 1:**

**UNIT 107 AND GU-48 IN RIVER VILLAGE LOFTS CONDOMINIUM IN THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF LOTS 19 THROUGH 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128852 AND AS AMENDED BY DOCUMENT 0324732032 RECORDED SEPTEMBER 4, 2003, AND AS 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 STORAGE SPACE NUMBER S-32, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021128852.**

**PARCEL 3:**

**NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:**

- A) INGRESS AND EGRESS AND USE**
  - B) STRUCTURAL SUPPORT**
  - C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING**
  - D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES**
  - E) MAINTENANCE AND USE OF EASEMENT FACILITIES**
  - F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS**
  - G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION**
  - H) UTILITIES**
  - I) PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING**
  - J) EXTERIOR MAINTENANCE**
  - K) EXTERIOR SIGNAGE**
  - L) DUMPSTERS**
  - M) OWNED FACILITIES**
  - N) SHARED FACILITIES AND**
  - O) OVERHANGING BALCONIES;**
- OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.**

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