

UNOFFICIAL COPY

23CO00077PK
1 of 1

WARRANTY DEED Statutory (Illinois)

THE GRANTOR

Kevin Hoffman, never married,
of 5975 N. Odell Ave., Unit #5A
Chicago, IL 60631

Doc#: 2331833207 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 12:06 PM Pg: 1 of 3

Dec ID 20231101666744
ST/CO Stamp 0-490-616-784 ST Tax \$140.00 CO Tax \$70.00
City Stamp 0-759-052-240 City Tax: \$1,470.00

Above space for Recorder's use only

for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to

Joseph DiNanno
6024 Navarre Ave., #2B
Chicago, IL 60631

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

SEE ATTACHED LEGAL DESCRIPTION

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 forever. **SUBJECT TO:** Covenants, conditions, and restrictions of record and building lines and easements, if any; general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 12-01-401-039-1035 ✓

Address(es) of Real Estate: 5975 N. Odell Ave., #5A, Chicago, IL 60631

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DATED this 4th day of November, 2023

X *Kevin Hoffman*

Kevin Hoffman

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 KEVIN 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 4th day of November, 2023



Richard P. Sora

NOTARY PUBLIC

This instrument was prepared by: Law Office of Richard P. Sora
350 S. Northwest Highway
Suite 300
Park Ridge, IL 60068

*JEFFREY EVANS 6707 N. Milwaukee, 202
Niles, IL 60714*

AFTER RECORDING MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

Joseph DiNanno
5975 N. Odell Ave., #5A
Chicago, IL 60631

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LEGAL DESCRIPTION

Order No.: 23CO00077PK

For APN/Parcel ID(s): 12-01-401-039-1035

UNIT "5A" AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN KISLA'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 2, 1977 AS DOCUMENT 23951433, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

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