

# UNOFFICIAL COPY

48926

## WARRANTY DEED

Statutory (Illinois)

### THE GRANTOR:

**DANIEL HERLO,**

An unmarried man,  
of the City of Chicago,  
State of Illinois, for and in  
Consideration of Ten and  
no/100 Dollars (\$10.00) in  
hand paid, and other good  
and valuable consideration,

CONVEYS and WARRANTS to

**ROBERT HAWKINS AND GEORGIA HAWKINS,** husband and wife

1580 Sherman Avenue, Unit 1206, Evanston, Illinois 60201

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

\* Thomas

SEE LEGAL DESCRIPTION ATTACHED

**STREET ADDRESS: 7046 North Damen Avenue, Unit G, Chicago, Illinois 60645**

**PIN: 11-31-107-030-1014**

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2023 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, ~~not~~ as joint tenants, ~~not as~~ ~~tenants in common, but as~~ **TENANTS BY THE ENTIRETY**, forever.

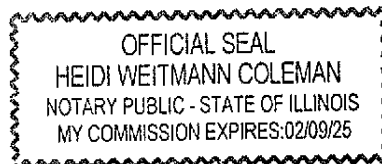
DATED THIS 22 DAY OF MAY, 2024.

  
\_\_\_\_\_  
DANIEL HERLO

Acuity Title  
5215 Old Orchard Rd.  
\*\*\*\*\* Suite 440\*\*\*\*\*  
\*\*Skokie, IL 60077\*\*

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 Daniel Herlo, 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 22 day of May, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC



*This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.*

Mail To:

Send Subsequent Tax Bills To:

Doc#: 2415914112 Fee: \$107.00

CEDRIC GILES

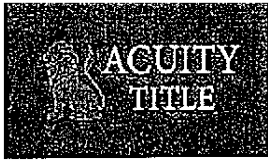
COOK COUNTY CLERK'S OFFICE

Date 6/7/2024 9:56 AM Pg: 1 of 4

Dec ID 20240601620366

ST/Co Stamp 1-850-019-120 ST Tax \$135.00 CO Tax \$67.50

City Stamp 0-206-310-704 City Tax \$1,417.50



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Acuity Title  
5301 Dempster Street, Suite 206  
Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

## EXHIBIT A

**Address Given:** 7046 North Damen Avenue, Unit G  
Chicago, IL 60645

**Permanent Index No.:** 11-31-107-030-1014

**Legal Description:**

**PARCEL 1:**

UNIT 7046-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BLOND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0702415159, AS AMENDED FROM TIME TO TIME, IN SECTIONS 30, 31 AND 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Mail to:

David Frank

3400 W Dundee Ste 320

Northbrook IL 60062

Tax Bill

Robert Thomas Hawkins

Georgia Hawkins

1580 Sherman Ave #1206

Everston IL 60201

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 06-Jun-2024

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CHICAGO:	1,012.50
CTA:	405.00
<b>TOTAL:</b>	<b>1,417.50 *</b>





11-31-107-030-1014 | 20240601620366 | 0-206-310-704

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

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	06-Jun-2024
 COUNTY:	67.50
 ILLINOIS:	135.00
TOTAL:	202.50

11-31-107-030-1014 | 20240601620366 | 1-850-019-120