

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1522345073 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/11/2015 02:09 PM Pg: 1 of 4

The Grantor, FRANCES A. DIFOGGIO, a widow, of 974 West 35<sup>th</sup> Place, Unit 511, Chicago, Illinois 60609, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MAITRI, LLC, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

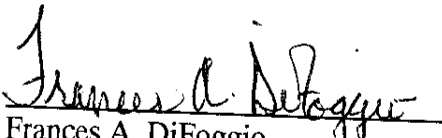
Permanent Index Numbers: 17-32-402-026-1033 (Unit 411)  
17-32-402-026-1070 (Parking Space P-10)

Address of Real Estate: 974 W. 35<sup>th</sup> Place, Unit 411 & Parking Space P-10, Chicago, IL 60609

Subject to covenants, conditions and restrictions of record; public and utility easements, if any; existing leases of record and general real estate taxes not due and payable.

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

Dated this 1<sup>st</sup> of August, 2015

  
Frances A. DiFoggio

CCRD REVIEWED



City of Chicago  
Dept. of Finance  
692770

8/11/2015 13:51  
dr00155



Real Estate  
Transfer  
Stamp  
\$0.00

Batch 10,345,149

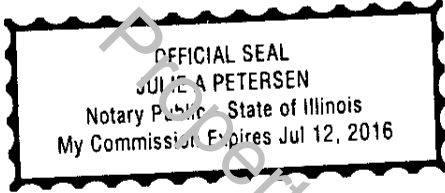
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANCES A. DIFOGGIO 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 she signed, sealed and delivered the said instrument as her free 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 1<sup>st</sup> day of August, 2015.



Julie A. Petersen  
Notary Public, State of Illinois  
My Commission Expires: 7/12/2016

This instrument was prepared by and return to:  
MICHAEL A. PASSANANTI  
DUGGAN BERTSCH, LLC  
303 W. Madison, Suite 1000  
Chicago, Illinois 60606

Send Subsequent Tax Bills To:  
MAITRI, LLC  
Attn: Frances A. DiFoggio  
974 W. 35<sup>th</sup> Place, Unit 511  
Chicago, Illinois 60609

Exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e))

August 1, 2015  
Date

Frances A. DiFoggio  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 411 & P-10 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET, THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.39 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET; ALL IN THE EAST HALF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 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 RECORDED AS DOCUMENT NUMBER 0701015044; TOGETHER WITH ITS SUBDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 17-32-402-026-1033 (UNIT 411)  
17-32-402-026-1070 (P-10)

ADDRESS OF REAL ESTATE: 974 W. 35<sup>th</sup> Place, Unit 411 & Parking Space P-10, Chicago, IL 60609

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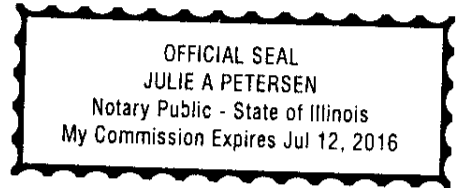
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of their knowledge, the name of the grantee shown on the deed assignment is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 1<sup>st</sup>, 2015.

Signature: Frances A. DiFoggio  
Frances A. DiFoggio

Subscribed and sworn to before  
me by the said Grantor  
this 1<sup>st</sup> day of August, 2015.



NOTARY PUBLIC

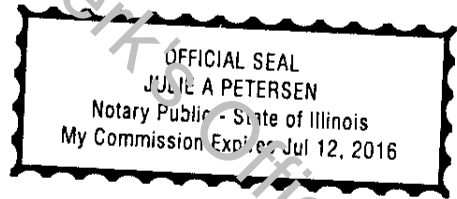
Julie A. Petersen

The Grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 1<sup>st</sup>, 2015.

Signature: Frances A. DiFoggio  
Frances A. DiFoggio, as Manager of  
MAITRI, LLC

Subscribed and sworn to before  
Me by the said Grantee or its agent  
This 1<sup>st</sup> day of August, 2015.



NOTARY PUBLIC

Julie A. Petersen

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.  
(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)