

720108 1/2

WARRANTY DEED (Illinois)

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THIS DEED is made as of the 3 day of APRIL, 2017, by and between



Doc# 1711418109 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2017 04:03 PM PG: 1 OF 5

FLORANTE G. DEGRACIA and BRENDA C. DEGRACIA, husband and wife and SURIYA SUPANAVONGS and LAURA DEGRACIA-SUPANAVONGS, husband and wife as joint tenants

("Grantor," whether one or more),

and

SANDRA E. WRIGHT, *single woman*

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 12 IN THE ADAMS PLACE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUBLOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO THE EAST 102 FEET OF THAT PART OF LOT 5 LYING NORTH OF ADAMS STREET IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOTS 12, 13, 14, AND 15 IN BLOCK 3 IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOT 7 IN THOMPSON AND AMUNDSON'S SUBDIVISION OF LOTS 8, 9 AND 10 EN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO ALL THAT PART OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 12 AND 13, LYING NORTH AND NORTHWESTERLY OF AND ADJOINING THE NORTH AND NORTHWESTERLY LINES RESPECTIVELY OF LOT 14 AND LYING WEST OF THE EAST LINE OF SAID LOT 14 PRODUCED NORTH 16 FEET ALL IN BLOCK 3 OF TRAVER'S SUBDIVISION OF

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SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0334432034, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR PEDESTRIAN TRAFFIC AND VEHICLE PASSAGE FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED BY DECLARATION OF EASEMENT MADE BY ADAMS PLACE LLC, DESCRIBED AS FOLLOWS: THE NORTH-SOUTH 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOTS 1, 2, 3, 4, AND 5 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2320 W ADAMS ST., UNIT 12, CHICAGO, IL 60612

PARCEL INDEX NUMBER (PIN): 17-18-106-029-1012 (VOL: 593)

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2015 and subsequent years.

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COMMONLY KNOWN AS: 2320 W ADAMS ST., UNIT 12 CHICAGO IL 60612

PARCEL INDEX NUMBER (PIN): 17-18-106-029-1012 (VOL: 593)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 3 day of APRIL, 2017.

[Signature]  
SURIYA SUPANAVONGS

[Signature]  
BRENDA C. DEGRACIA

[Signature]  
LAURA DEGRACIA-SUPANAVONGS

[Signature]  
FLORANTE G. DEGRACIA

Prepared by: Rosenthal Law Group LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Ryan Law Group  
1121 W. Wrightwood  
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

SANDRA E. WRIGHT  
2320 W. Adams  
Unit 12  
Chicago, IL 60612

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL  
COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SURIYA SUPANAVONGS and BRENDA C. DEGRACIA and LAURA DEGRACIA-SUPANAVONGS and FLORANTE G. DEGRACIA is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of April, 2017.

Notary Public [Signature]

My Commission Expires: 6/19/20



**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

19-Apr-2017

**CHICAGO:**

1,800.00

**CTA:**

720.00

**TOTAL:**

2,520.00 \*

17-18-106-029-1012 | 20170401641803 | 1-942-290-880

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

19-Apr-2017



<b>COUNTY:</b>	120.00
<b>ILLINOIS:</b>	240.00
<b>TOTAL:</b>	360.00

17-18-106-029-1012

| 20170401641803 |

0-392-954-304