

UNOFFICIAL COPY

Doc#: 1712555010 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2017 10:58 AM Pg: 1 of 3

Dec ID 20170401646916
ST/CO Stamp 0-944-625-344 ST Tax \$537.50 CO Tax \$268.75
City Stamp 1-084-039-616 City Tax: \$5,643.75

WARRANTY DEED

CT
17006.335WC
1081

THE GRANTOR, **PM CHICAGO PROPERTIES III, LLC - 1440 LAKE SHORE 4E SERIES**, an Illinois limited liability company with an office in Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **Nancy N Gallagher, a widow**, GRANTEE, of Palos Heights, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED

This deed is subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; condominium declaration and by-laws, if any; and general real estate taxes not due and payable as of the date hereof.

Grantor hereby releases and waives all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number
17-03-103-028-1005

Address of Real Estate
**1440 N Lake Shore Dr 4E - Chicago,
IL 60610**

Dated this 29th day of April, 2017

PM CHICAGO PROPERTIES III, LLC - 1440 LAKE SHORE 4E SERIES, an Illinois limited liability company

By **McHugh Development & Construction, Inc.**, manager

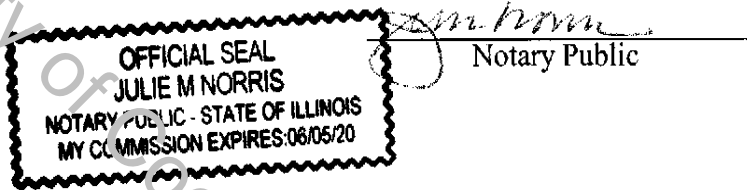

Paul McHugh, President

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul McHugh, President of McHugh Development & Construction, Inc., the manager of PM CHICAGO PROPERTIES III, LLC – 1440 LAKE SHORE 4E SERIES, 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, as such President of the Manager, signed and delivered the said instrument as his free and voluntary act, and the duly authorized and free and voluntary act of PM CHICAGO PROPERTIES III, LLC – 1440 LAKE SHORE 4E SERIES, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of April, 2017.



After recording send to:

James A Larson
230 W Monroe, Suite 2220
Chicago, IL 60606

REAL ESTATE TRANSFER TAX		04-May-2017
	CHICAGO:	4,031.25
	CTA:	1,612.50
	TOTAL:	5,643.75 *
17-03-103-028-1005 20170401646916 1-084-039-616		
* Total does not include any applicable penalty or interest due.		

Send subsequent tax bills to:

Nancy N Gallagher
1440 N Lake Shore Drive 4E
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		04-May-2017
	COUNTY:	268.75
	ILLINOIS:	537.50
	TOTAL:	806.25
17-03-103-028-1005 20170401646916 0-944-625-344		

This instrument was prepared by:

Ralph W. DeAngelis, Esq.
 267 Churchill Place
 Clarendon Hills, Illinois 60514

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EXHIBIT A
Legal Description

UNIT NO. 4-E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 14 (EXCEPT THE SOUTH 5 FEET THEREOF) ALL OF LOTS 15, 16, 17, 18 AND 19 AND THE SOUTH 20 FEET OF LOT 20 IN POTTER PALMER'S RESUBDIVISION OF LOTS 1 TO 22 INCLUSIVE IN BLOCK 4 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS IN FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1970 AND KNOWN AS TRUST NUMBER 29440 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21361283; AND AMENDMENT TO SAID DECLARATION RECORDED AS DOCUMENT 21531776 AND RE-RECORDED AS DOCUMENT 21981042 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

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