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WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual

Doc#: 1732446216 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2017 01:01 PM Pg: 1 of 4

Dec ID 20171101654002
ST/CO Stamp 2-123-876-384 ST Tax \$205.00 CO Tax \$102.50
City Stamp 1-597-841-440 City Tax: \$2,152.50

For Recorder Use only

Chicago Title-file#17pst163014pk 1 of 2 doc

THE GRANTOR(S), DANA MADIGAN, a single woman, DAVID L. MADIGAN and JEAN M. MADIGAN, husband and wife, of the Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration **CONVEY(S) and WARRANT(S) to: TIFFANI KUHN,** the following described Real estate situated in the County of Cook, State of Illinois, to wit:

SEE REVERSE FOR LEGAL DESCRIPTION

P. I. N. # 17-07-321-048-1042

ADDRESS OF REAL ESTATE: 2235 West Maypole Avenue, #302, Chicago, Illinois 60612-7688

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.

DATED this 17th day of November, 2017

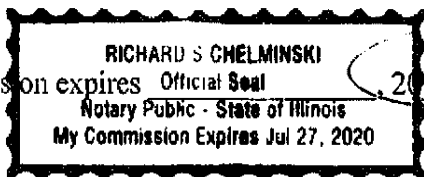
Dana M. Madigan (SEAL)
DANA M. MADIGAN

David L. Madigan (SEAL)
DAVID L. MADIGAN

Jean M. Madigan (SEAL)
JEAN M. MADIGAN

State of Illinois, County of Cook ss. I the undersigned Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that **DANA M. MADIGAN, DAVID L. MADIGAN and JEAN M. MADIGAN,** personally known to me to be the same person(s) whose name(s) are 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 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 17 day of November, 2017.



Commission expires

[Signature]
NOTARY PUBLIC

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LEGAL DESCRIPTION

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

SEE EXHIBIT A ATTACHED HERETO

P. I. N. # 17-07-321-048-1042

ADDRESS OF REAL ESTATE: 2235 West Maypole Avenue, #302, Chicago, Illinois 60612

SUBJECT ONLY TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of Paragraph E
Section 4, Real Estate Transfer Act.

Date: _____

Signature: _____

MAIL TO:

Tiffani L Kuhn
2235 W Maypole #302
Chicago IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Tiffani L Kuhn
2235 W Maypole #302
Chicago IL 60612

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LEGAL DESCRIPTION

Order No.: 17PST163014PK

For APN/Parcel ID(s): 17-07-321-048-1042

Parcel 1:

Unit 2235 Maypole-302 together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) Leasehold estate created by ground lease dated as of December 1, 2005 between Chicago Housing Authority, an Illinois Municipal Corporation, Landlord, and WHP Homes, LLC, an Illinois Limited Liability Company, tenant, recorded December 15, 2005 as document number 0534945065, demising and leasing for a term of 99 years expiring on November 30, 2104, the following described parcels and

(B) Ownership of the buildings and improvements located on the following described Land:

Parcel 1:

Lots 6, the West 1/2 of Lot 10, the East 1/2 of Lot 10 and Lot 12 in Bell Resubdivision, being a Resubdivision and consolidation of part of Campbell's Subdivision of Block 55 and Wilson and Bates' Subdivision in Campbell's Subdivision of Block 55, including the East-West Vacated Alley and Vacated West Maypole Avenue in said Block 55, in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of Said Bell Resubdivision recorded November 7, 2002 as document number 0021230667.

Parcel 2:

Lot 6 in Maypole Resubdivision, being a Resubdivision and consolidation in Blocks 2 and 3 in Page and Wood's Subdivision of Blocks 50, 63 and 64, and in the Subdivision of Lots 5 and 6 in said Block 3 in Page and Wood's Subdivision, including the East-West Vacated Alleys and Vacated West Maypole Avenue, in the Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat of said Maypole Resubdivision recorded November 7, 2002 as document number 0021230668.

Parcel 3:

Easements for the benefit of Lots 10 and 12 of Parcel 1 for parking and Ingress and Egress hereto, as created, limited and defined in the easement agreement dated December 1, 2005 and recorded December 15, 2005 as document No. 0534945066 by and between West Maypole, L.P., an Illinois Limited Partnership, and WHP Homes, LLC, an Illinois Limited Liability Company, over and across the following described premises, to wit:

The North 26.67 Feet of the South 36.23 Feet of the West 18.00 Feet of the East 19.60 Feet of Lot 11 in Bell Resubdivision aforesaid (benefiting Lot 12);

The North 18.00 Feet of the South 27.26 Feet of the East 17.50 Feet of the West 18.00 Feet of Lot 11 in Bell Resubdivision aforesaid (benefiting Lot 10);

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LEGAL DESCRIPTION

(continued)

The West 17.92 Feet of the East 40.22 Feet of the North 17.92 Feet of the South 55.33 Feet of Lot 9 in Bell Resubdivision aforesaid (benefiting Lot 10);

And those parts of said Lots 9 and 11 described in Section 3.1(C) of the agreement (for access only as defined therein).

In Westhaven Park Homes Condominiums as delineated and defined in the declaration recorded as document No. 0626931025, as amended from time to time, in Cook County, Illinois.

Parcel II:

Exclusive use for parking purposes in and to parking space no. P-30, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office