

19605598

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**WARRANTY DEED
Statutory (ILLINOIS)
(Joint Venture to Individual)**



Doc# 1809908295 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/09/2018 02:17 PM PG: 1 OF 3

MAIL TO:

Chessick Law Group
Deborah Chessick
106 Granville Avenue
Park Ridge, IL 60068

SEND TAX BILLS TO:

Daniel Newbold & Bradley Fritz
2352 West Winona, Unit 1W
Chicago, IL 60625-

THE GRANTOR(S) McInerney & McBrearty Joint Venture, of 10900 South Hamlin, Chicago, IL 60655 a joint Venture created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Joint Venture **CONVEYS** and **WARRANTS** to

**Daniel Newbold, Bradley Fritz, Paul Fritz and Eileen Fritz
565 West Quincy #712, Chicago, IL 60661**


as **Joint Tenants with rights of survivorship**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** covenants, conditions, and restrictions of record; and to General Taxes for 2017 and subsequent years.



Permanent Index Number (PIN): 14-07-300-009-0000 (PIQ & OP)

Address(es) of Real Estate: 2352 West Winona Unit 1W, Garage Space G-5, Chicago, IL 60625-

REAL ESTATE TRANSFER TAX	03-Apr-2018
	CHICAGO: 4,875.00
	CTA: 1,950.00
	TOTAL: 6,825.00 *

14-07-300-009-0000 | 20180301612731 | 1-693-574-688

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

REAL ESTATE TRANSFER TAX	03-Apr-2018
	COUNTY: 325.00
	ILLINOIS: 650.00
	TOTAL: 975.00

14-07-300-009-0000 | 20180301612731 | 0-294-682-912

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DATED this date: March 29 2018

Name of Joint Venture: **McInerney & McBrearty Joint Venture**

McBrearty Construction Company

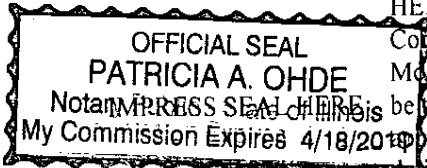
By: [Signature] (SEAL)
Edward McBrearty, President & Secretary

McInerney Construction Company

[Signature] (SEAL)
Michael J. McInerney, President

[Signature] (SEAL)
Noreen Linda McInerney, Secretary

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward McBrearty, President & Secretary of McBrearty Construction Company and Michael J. McInerney, President and Noreen Linda McInerney, Secretary of McInerney Construction Company, 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 (s)he signed, sealed and delivered the said instrument as his/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 date: March 29 2018
Commission expires 4/18 2019 Patricia A Ohde (Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1W IN 2352 WEST WINONA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 59.5 FEET OF LOT 8 (EXCEPT THAT PART TAKEN FOR WIDENING OF NORTH WESTERN AVENUE) IN BLOCK 1, IN PORTMANN'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 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 AUGUST 24, 2017 AS DOCUMENT NUMBER 1723634069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO USE GARAGE SPACES G-6 AS A LIMITED COMMON ELEMENT WHICH GARAGE SPACE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."