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WARRANTY DEED

Doc#: 1817618102 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2018 11:22 AM Pg: 1 of 2

Dec ID 20180501669495
ST/CO Stamp 1-860-469-536 ST Tax \$210.00 CO Tax \$105.00
City Stamp 1-432-616-224 City Tax: \$2,205.00

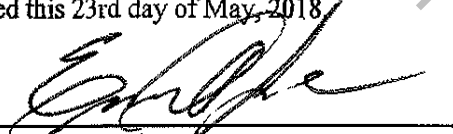
THE GRANTOR(S), **Emmanuel Familiar**, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), **Lindley Austria**, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: **ATTACHED**
Property Index Number: **14-20-212-021-1111 & 14-20-212-021-1077**
Address of Real Estate: **945 W. Grace St., Unit J101, Chicago, IL 60613**

SUBJECT 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,

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

Dated this 23rd day of May, 2018


Emmanuel Familiar

FIDELITY NATIONAL TITLE CH18012306

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that **Emmanuel Familiar**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 23rd day of May, 2018.




Notary Public

Prepared By: The Girard Law Group, P.C.
4311 N. Ravenswood Ave.
Chicago, IL 60613
(773) 598-4201

MAIL TO: HERESA DANCIC
2510 W. IRVING PK #101
Chicago, IL 60618
8742 AVERS AVE.
SKOKIE IL 60076

Send subsequent tax bills to:

| REAL ESTATE TRANSFER TAX | | 07-Jun-2018 |
|--------------------------|-----------|-------------|
| COUNTY: | ILLINOIS: | TOTAL: |
| | | |

14-20-212-021-1077 | 20180501669495 | 1-860-469-536

| REAL ESTATE TRANSFER TAX | | 07-Jun-2018 |
|--------------------------|------|-------------|
| CHICAGO: | CTA: | TOTAL: * |
| | | |

14-20-212-021-1077 | 20180501669495 | 1-432-616-224

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

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EXHIBIT "A" Legal Description

UNIT 954-J101 AND PARKING UNIT 31 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1: LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTH WEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYERS SUBDIVISION ON THE NORTH EAST 1/4 (EXCEPT 1.28 A ACRES IN THE NORTH EAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/4 OF THE SOUTH WEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID SOUTH WEST 1/4 OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH WEST 1/4 OF SAID BLOCK 7); ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH WEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 28, 1998 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT # 98338746 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.

Clerk's Office