

WARRANTY DEED (Illinois)

THIS DEED is made as of the 31 day of JULY, 2018, by and between



Doc# 1822219378 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/10/2018 01:39 PM PG: 1 OF 4

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

ANDREW M. RIGGS AND  
MARIA E. RIGGS, F/K/A  
MARIA E. CARDONA  
HUSBAND AND WIFE  
("Grantor," whether one or more),

and

ISAIAH BENJAMIN BRADFORD III  
AND JENNIFER NICOLE BRADFORD  
HUSBAND AND WIFE, NOT AS  
TENANTS IN COMMON OR  
JOINT TENANTS BUT AS TENANTS BY  
THE ENTIRETY

("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:

UNIT 1014 AND P-376 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-322, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1134 W. GRANVILLE AVE., UNIT 1014, CHICAGO, IL 60660

PARCEL INDEX NUMBER (PIN): 14-05-204-029-1114 (VOL: 472) AND 14-05-204-029-1342 (VOL: 472)

Together with all and singular the hereditaments and appurtenances thereunto 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

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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 2018 and subsequent years.

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 31 day of JULY, 2018.

Andrew M. Riggs  
ANDREW M. RIGGS

Maria E. Riggs  
FKA Maria E. Cardona  
MARIA E. RIGGS

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

MAIL TO: Jennifer Goldstone Co. Ex Rothschild LLP  
321 N. Clark St #800  
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO: ISAAH BENJAMIN BRADFORD III AND JENNIFER NICOLE BRADFORD  
1134 W. GRANVILLE AVE., UNIT 1014, CHICAGO, IL 60660

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

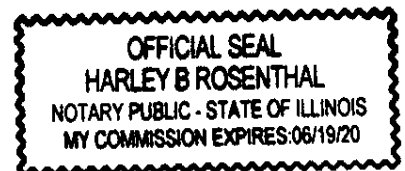
State of IL )  
County of Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ANDREW M. RIGGS and MARIA E. RIGGS, 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 31 day of JULY, 2018.

Notary Public [Signature]

My Commission Expires: 6-19-20



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731544

## REAL ESTATE TRANSFER TAX

03-Aug-2018



**CHICAGO:**

2,006.25

**CTA:**

802.50

**TOTAL:**

2,808.75 \*

14-05-204-029-1114 | 20180801647294 | 1-855-393-568

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

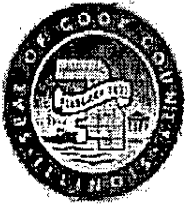
Property of Cook County Clerk's Office

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731544

## REAL ESTATE TRANSFER TAX

03-Aug-2018



<b>COUNTY:</b>	133.75
<b>ILLINOIS:</b>	267.50
<b>TOTAL:</b>	401.25

14-05-204-029-1114

| 20180801647294 |

1-964-969-760

Property of Cook County Clerk's Office