

# UNOFFICIAL COPY

Doc#: 1835512079 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/21/2018 11:07 AM Pg: 1 of 4

Dec ID 20181201660347  
ST/CO Stamp 2-050-107-040 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-466-825-376 City Tax: \$3,150.00

## WARRANTY DEED

**James M. Gregory**, married to **Lindsay Gregory** and **James T. Gregory** and **Nancy J. Gregory**, husband and wife, 939 W. Madison St., Unit 406 & P-28, Chicago, IL 60607 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Jacqueline Katz and Taylor Katz**, 939 W. Madison St., Unit 406 & P-28, Chicago, IL 60607 ("Grantee"), not as tenants in common, but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-17-206-014-1027, 17-17-206-014-1076

Address of Real Estate: 939 W. Madison St., Unit 406 & P-28, Chicago, IL 60607

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

**Chicago Title(L) 18SS0094962LP HD 1 of 2**



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Dated: 07 Dec, 2018

[Signature]  
James T. Gregory

[Signature]  
Nancy J. Gregory

STATE OF NC  
COUNTY OF Guilford

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **James T. Gregory and Nancy J. Gregory** are 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 they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 7 day of December, 2018

[Signature]  
Notary Public

Commission expires: 8/8/2022

Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618



Return to after recording and  
Name and Address of Taxpayer:  
Jacqueline Katz and Taylor A. Katz  
939 W. Madison St.  
Unit 406 & P-28  
Chicago, IL 60607

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## EXHIBIT A LEGAL DESCRIPTION

Order No.: 18SS0094962LP

**For APN/Parcel ID(s): 17-17-206-014-1027 and 17-17-206-014-1076**

UNIT NUMBER 406 AND P28 IN THE MADISON CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14;

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office