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Doc#: 1836149117 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 09:39 AM Pg: 1 of 3

Dec ID 20181201662727
ST/CO Stamp 0-723-003-040 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-142-370-464 City Tax: \$2,625.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S), Debra Allgood, divorced and not since remarried, of the City of Chicago, for and in consideration of Ten and 00/100 Dollar, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 944-954 West Grace LLC, of 516 N. Ogden Avenue, Suite 137, Chicago, IL 60642, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

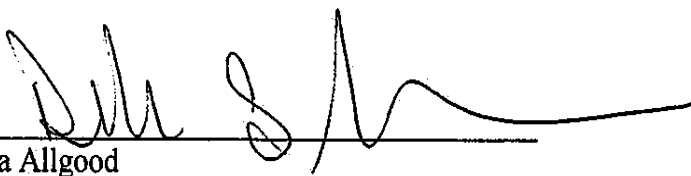
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Grace-Sheffield Condominiums, a Condominium; utility easements in favor of Commonwealth Edison Company and Illinois Bell Telephone Company as set forth on the Plat recorded as document number 86239063; acts done or suffered by or through Grantee; general real estate taxes for the year 2018 and subsequent years not yet due and payable at the time of Closing; and existing leases and tenancies as set forth on the rent roll attached to the ALTA Statement.

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

Permanent Real Estate Index Number(s): 14-20-212-021-1073 and 14-20-212-021-1115
Address(es) of Real Estate: 954 West Grace Street, Unit I 101, Chicago, IL 60613 and Parking Unit 35

Dated this 20 day of December 20 18


Debra Allgood

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STATE OF ILLINOIS,
COUNTY OF

ss.

DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Debra Allgood, 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 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 official
seal, this

20

day
of

December 20 11


(Notary Public)



Prepared by:

Daniel P. Fitzgerald, Esq.
The Fitzgerald Law Firm, P.C.
1220 Iroquois Avenue, Suite 104
Naperville, IL 60563

Mail To:

Kristin Dunlap, Esq.
500 West Madison Street
Suite 3700
Chicago, IL 60661

Name and Address of Taxpayer:

944-954 West Grace LLC
516 N. Ogden Avenue
Suite 137
Chicago, IL 60642

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 954-I101 AND PARKING UNIT 35 IN GRACE-SHEFFIELD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 7 IN LAFFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST 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.

PARCEL 2:

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST 3/4 OF THE SAID SOUTHWEST 1/4 OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHWEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING STREETS FROM BOTH PARTS OF THE FORGOING 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 NUMBER 98338745 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID.