

UNOFFICIAL COPY

180NW7201018K 191
WARRANTY DEED (CT)

Doc#: 1836149128 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 09:43 AM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Kristin L. Dunlap
Horwood Marcus & Berk Chartered
500 W. Madison., Suite 3700
Chicago, IL 60661

Dec ID 20181201658110
ST/CO Stamp 1-360-476-832 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-708-470-432 City Tax: \$2,625.00

MAIL RE/ L ESTATE TAX BILL TO:

944-954 West Grace LLC
c/o Mo2 Properties LLC
516 N. Ogden Ave., Suite 137
Chicago, IL 60642

THE GRANTOR: Steve Tatkin, *an unmarried man*, of 944 W. Grace St., Unit F102, Chicago, IL 60613, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to 944-954 West Grace LLC, an Illinois limited liability company, 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, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

** And P42*

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 944 W. Grace St., Unit F102, Chicago, IL 60613
PIN: 14-20-212-021-1022 and 14-20-212-021-1122 ** and P42*

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

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.

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DATED this 15th day of December, 2018.




 Steve Tatkin

STATE OF IL)
)SS
 COUNTY OF Cook)

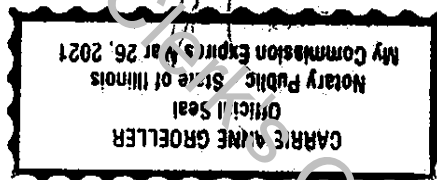
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steve Tatkin**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed 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 15th day of Dec, 2018.



 Notary Public

NAME AND ADDRESS OF PREPARER:
 Dadkhah Law Group
 7126 N. Lincoln Ave.
 Lincolnwood, IL 60712



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LEGAL DESCRIPTION

Order No.: 18GNW720101SK

For APN/Parcel ID(s): 14-20-212-021-1022 and 14-20-212-021-1122

UNIT NUMBER 944-F102 AND P42 IN THE GRACE-SHEFFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 11, 12 AND 13 IN S. H. KERFOOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S 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, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST ONE QUARTER OF THE SOUTHWEST 1/4 OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS 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 THREE QUARTERS 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 FOREGOING DESCRIPTION) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98338746; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.