

UNOFFICIAL COPY

186ANW7200838K 191
WARRANTY DEED (CT)

Doc#: 1836157012 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 08:54 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 20181201657992
ST/CO Stamp 0-538-393-248 ST Tax \$250.00 CO Tax \$125.00
City Stamp 1-579-919-008 City Tax: \$2,625.00

MAIL REAL 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: Heather Yarbo n/k/a Heather Rice, a married woman, of 954 W. Grace St., Unit H201 & P29, 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:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 954 W. Grace St., Unit H201 & P29, Chicago, IL 60613
PIN: 14-20-212-021-1071 and 14-20-212-021-1109

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; and existing leases and tenancies as set forth on the rent roll attached to the ALTA Statement.

****THIS IS NOT A HOMESTEAD PROPERTY ****

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LEGAL DESCRIPTION

Order No.: 18GNW720083SK

For APN/Parcel ID(s): 14-20-212-021-1071 and 14-20-212-021-1109

UNIT NUMBER 954-H201 AND P29 IN THE GRACE-SHEFFIELD CONDOMINIUM, 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 NORTHWEST 1/4 OF BLOCK 7 IN LAFLIN, 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, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

WEST QUARTER 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 DYERS 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 OWNERSHIP RECORDED APRIL 28, 1998 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 98338746 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.