

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Paula Lucas
1701 N. Rutherford Avenue
Chicago, Illinois 60707-3942



Doc# 1902834020 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/28/2019 10:55 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Paula Lucas for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to BTG Advisors, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-21-211-205-1016

1328-P

Property Address: S. Federal Street, Chicago, Illinois 60605

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD IN THE GRANTOR NOR GRANTOR'S SPOUSE.

Dated this 21st day of December, 2018.

Paula Lucas

REAL ESTATE TRANSFER TAX		21-Dec-2018
COUNTY:		240.00
ILLINOIS:		480.00
TOTAL:		720.00
17-21-211-205-1016 20181201663986 1-752-283-808		

REAL ESTATE TRANSFER TAX		21-Dec-2018
CHICAGO:		3,600.00
CTA:		1,440.00
TOTAL:		5,040.00 *
17-21-211-205-1016 20181201663986 1-623-186-080		
* Total does not include any applicable penalty or interest due.		

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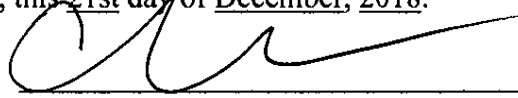
CT 18NW 7136895-607183

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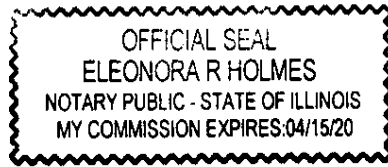
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paula Lucas 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 he signed, sealed and delivered in the instrument as his 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 notarial seal, this 21st day of December, 2018.



Notary Public



THIS INSTRUMENT PREPARED BY
Holmes Law LLC
1060 E. Lake Street, Suite 103
Hanover Park, Illinois 60133

MAIL TO:

Real Law Group, P.C.
381 N. York Street, Suite 18
Elmhurst, Illinois 60126

SEND SUBSEQUENT TAX BILLS TO:

BTG Advisors LLC
1726 N. Kedzie Avenue, Unit G
Chicago, Illinois 60647

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1328-P IN THE PRAIRIE TERRACE HOMES OF DEARBORN PARK CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS IN DEARBORN PRAIRIE TOWNHOMES PHASE 3, BEING A RESUBDIVISION OF PART OF BLOCK 4 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92637112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF SUBDIVISION, RECORDED DECEMBER 5, 1991 AS DOCUMENT 91640134 AND BY DECLARATION OF EASEMENT, RECORDED MARCH 11, 1992 AS DOCUMENT 92156172 AND BY DEED FROM DEARBORN PRAIRIE HOMES CORPORATION, A CORPORATION OF ILLINOIS, RECORDED AS DOCUMENT 93201164, FOR INGRESS AND EGRESS OVER LOT 59 IN COOK COUNTY, ILLINOIS.