

# UNOFFICIAL COPY

**WARRANTY DEED**  
18GNW 7200865K  
**AFTER RECORDING MAIL TO:**



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

**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

Doc#. 1905349129 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/22/2019 10:15 AM Pg: 1 of 3

Dec ID 20190101672231  
ST/CO Stamp 0-019-659-168 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 0-807-205-280 City Tax: \$2,625.00

**THE GRANTOR: Annemarie Tarpey, Unmarried woman**, of 954 W. Grace St., Unit I201 & P12, 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 I201 & P12, Chicago, IL 60613  
**PIN:** 14-20-212-021-1075 and 14-20-212-021-1092

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.



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## LEGAL DESCRIPTION

Order No.: 18GNW720086SK

**For APN/Parcel ID(s): 14-20-212-021-1075 and 14-20-212-021-1092**

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UNIT 954 I-201 AND PARKING UNIT 12 IN GRACE-SHEFFIELD CONDOMINIUM AND PARKING UNIT 12 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 QUARTER OF BLOCK 7 IN LAFLIN, SMITH AND DYERS SUBDIVISION ON THE NORTHEAST QUARTER (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 QUARTER OF THE SOUTH WEST QUARTER OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID SOUTHWEST QUARTER OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTER OF THE SOUTHWEST QUARTER OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (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 98338746 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.