

# UNOFFICIAL COPY

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## WARRANTY DEED

186NW720103SK  
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#: 1905349133 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/22/2019 10:24 AM Pg: 1 of 3

Dec ID 20190101671230  
ST/CO Stamp 0-106-654-112 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-075-640-736 City Tax: \$2,625.00

**THE GRANTOR:** James A. Hamilton, A SINGLE MAN, of 944 W. Grace St., Unit G102, P16, 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:** 944 W. Grace St., Unit G102, P16, Chicago, IL 60613  
**PIN:** 14-20-212-021-1026 and 14-20-212-021-1096

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 4 day of Feb, 2019.

James A. Hamilton  
James A. Hamilton

STATE OF IL)  
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James A. Hamilton**, 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 4 day of February, 2019.

Laura Martucci  
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.: 18GNW720103SK

**For APN/Parcel ID(s): 14-20-212-021-1026 and 14-20-212-021-1096**

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UNIT NUMBER 944-G102 AND P16 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.