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186NW72009014
WARRANTY DEED 

Doc#: 1905355027 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/22/2019 10:08 AM Pg: 1 of 3

Dec ID 20190101670202
ST/CO Stamp 0-279-312-800 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-875-067-808 City Tax: \$2,625.00

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

THE GRANTOR: Debbi Flanagan a.k.a Debra Flanagan, a single woman, of 944 W. Grace St., Unit B201, 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 B201 & P58, Chicago, IL 60613
PIN: 14-20-212-021-1007 and 14-20-212-021-1138

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.~~

* 2018 2nd Installment Taxes

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DATED this 24 day of January, 2019.

Debbie Flanagan 1-24-19
Debbie Flanagan a.k.a Debra Flanagan

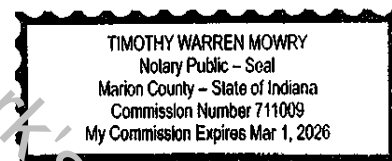
STATE OF Indiana)
)SS
COUNTY OF Johnson)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Debbie Flanagan a.k.a Debra Flanagan**, 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 24 day of January, 2019.

[Signature]
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.: 18GNW720090SK

For APN/Parcel ID(s): 14-20-212-021-1007 and 14-20-212-021-1138

UNIT 944-B201 AND P58 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.