

# UNOFFICIAL COPY

## WARRANTY DEED

18WSS 247006H/H



Doc# 1905355036 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/22/2019 10:25 AM Pg: 1 of 3

Dec ID 20190201699782  
ST/CO Stamp 0-240-871-840 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 0-740-850-080 City Tax: \$2,625.00

## THE GRANTOR(S)

(The space above for Recorder's use only)

Maureen O'Connell, a single woman of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to 944-954 West Grace LLC, an Illinois limited liability company whose address is 516 N. Ogden Ave., #137, Chicago, Illinois, in the following described Real Estate situated in Cook County, Illinois, commonly known as 954 W Grace Street, #G201 & P-26, Chicago, IL 60613, legally described as:

## SEE ATTACHED

Permanent Index Number (PIN): 14-20-212-021-1067; 14-20-212-021-1106  
Address(es) of Real Estate: 954 W Grace Street, #G201 & P-26, Chicago, IL 60613

The Grantor hereby releases and waives 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 2018 2<sup>nd</sup> installment and subsequent years not yet due and payable at the time of Closing.**

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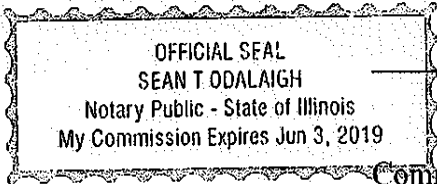
Dated this 19th day of February, 2019

Maureen O'Connell (SEAL)  
Maureen O'Connell

STATE OF ILLINOIS )  
  )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maureen O'Connell personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 19<sup>th</sup> day of FEBRUARY, 2019



[Signature]  
NOTARY PUBLIC  
Commission expires 06-03-2019

This instrument was prepared by: John N. Farrell 10610 S. Cicero Avenue, Oak Lawn, IL 60453

**MAIL TO:**

Kristin L. Dunlap  
500 West Madison Suite 3700  
Chicago IL 60661

OR Recorder's Box No. \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**

944-954 West Grace LLC  
516 N. Ogden Ave., #137  
Chicago, IL 60642

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## LEGAL DESCRIPTION

UNIT 954-G201 AND PARKING UNIT 26 AS DELINEATED ON A 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  $\frac{1}{4}$  OF BLOCK 7 IN LAFLIN, SMITH AND DYERS SUBDIVISION ON THE NORTHEAST  $\frac{1}{4}$  (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 QUARTER OF THE SOUTHWEST  $\frac{1}{4}$  OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST  $\frac{3}{4}$  OF THE SAID SOUTHWEST  $\frac{1}{4}$  OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST  $\frac{3}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID BLOCK 7): ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  (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 98338746 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.

Permanent Index Number (PIN): 14-20-212-021-1067; 14-20-212-021-1106

Address(es) of Real Estate: 954 W Grace Street, #G201 & P-26, Chicago, IL 60613