

16215889

UNOFFICIAL COPY

WARRANTY DEED



Doc# 1910108246 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2019 02:46 PM PG: 1 OF 2

THE GRANTORS

(The space above for Recorder's use only)

Emmett P. Grady and Teresa A. Grady, husband and wife as tenants by the entirety (Affects Parcels 1 and 2) and Emmett P. Grady and Teresa A. Grady, as Trustees under Trust Agreement dated April 1, 2013 and known as Emmett Grady and Teresa Grady Joint Tenancy Trust (Affects Parcel 3) 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 Siya Liao in the following described Real Estate situated in Cook County, Illinois, commonly known as 1160 S. Michigan Avenue, #1606, -#P824, Chicago, IL 60605, legally described as:

Parcel 1:

Parking Space Unit 824 in The Columbian Condominium, as delineated on a Plat of survey of part of the following described parcel of real estate:

Lot 13 in Block 21 in fractional Section 15 Addition to Chicago (except from said premises that portion thereof taken or used for alley) in Section 15, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois; and is attached as Exhibit B to the Declaration of Condominium recorded July 9, 2007 as Document Number 0719003037, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded July 9, 2007 as Document Number 0719003036 for support, ingress and egress, maintenance, utilities and encroachments, over the land described therein and as more particularly described therein.

Parcel 3:

Unit 1606 in The Columbian Condominium, as delineated on a Plat of survey of part of the following described parcel of real estate:

Lot 13 in Block 21 in fractional Section 15 Addition to Chicago (except from said premises that portion thereof taken or used for alley) in Section 15, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois; And is attached as Exhibit B to the Declaration of Condominium recorded July 9, 2007 as Document Number 0719003037, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2018 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 17-15-309-041-1223 and 17-15-309-041-1284

Address(es) of Real Estate: 1160 S. Michigan Avenue, #1606, -#P824, Chicago, IL 60605

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Dated this 6th day of April, 2019

Emmett P. Grady *as trustee and individually* (SEAL) Teresa A. Grady *as trustee and individually* (SEAL)

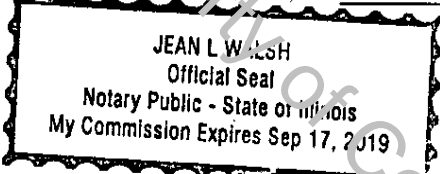
Emmett P. Grady and Teresa A. Grady, husband and wife as tenants by the entirety (Affects Parcels 1 and 2)

Emmett P. Grady and Teresa A. Grady, as Trustees under Trust Agreement dated April 1, 2013 and known as Emmett Grady and Teresa Grady Joint Tenancy Trust (Affects Parcel 3)

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 Emmett P. Grady and Teresa A. Grady, husband and wife as tenants by the entirety (Affects Parcels 1 and 2) and Emmett P. Grady and Teresa A. Grady, as Trustees under Trust Agreement dated April 1, 2013 and known as Emmett Grady and Teresa Grady Joint Tenancy Trust (Affects Parcel 3) personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6th day of April, 2019.



J. Walsh
NOTARY PUBLIC

Commission expires 9-17-19

This instrument was prepared by: Michael J. Walsh, P.O. BOX 120, WESTERN SPRINGS, IL 60558

MAIL TO:
~~Siya Liao~~
~~1160 S. Michigan Avenue, #1606, -#P824~~
~~Chicago, IL 60605~~

SEND SUBSEQUENT TAX BILLS TO:
Siya Liao
1160 S. Michigan Avenue, #1606, -#P824
Chicago, IL 60605

~~OR Recorder's Office Box No.~~

MITCHELL & ASSOCIATES
7538 ST LOUIS AVE
SKOKIE, IL 60076

REAL ESTATE TRANSFER TAX		09-Apr-2019
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00
17-15-309-041-1284 20190401642707 2-142-725-024		

REAL ESTATE TRANSFER TAX		09-Apr-2019
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00 *
17-15-309-041-1284 20190401642707 0-906-552-224		

* Total does not include any applicable penalty or interest due.