

UNOFFICIAL COPY

Doc#. 1914201126 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/22/2019 11:36 AM Pg: 1 of 2

Dec ID 20190501668901
ST/CO Stamp 2-093-561-760 ST Tax \$599.00 CO Tax \$299.50
City Stamp 0-321-935-264 City Tax: \$6,289.50

7719-50172
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, Jordan Bouchard, an unmarried person, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Elizabeth A. Dozier, as trustee, of Mustard Seed Trust, dated April 29, 2019, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 3 IN THE 1217 WEST AUGUSTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 420 FEET OF LOT 1 IN HIRSCH'S SUBDIVISION OF LOT 1 AND PARTS OF LOTS 4,5,8 AND 9 IN BLOCK 11 IN WALTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822622023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 A LIMITED COMMON ELEMENT AS DESCRIBED IN CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 0822622023.

Permanent Index Number: 17-05-412-118-1003

Property Address: 1217 W. Augusta Blvd. Unit 3, Chicago, IL 60642

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and general taxes for the 2nd Installment of 2018 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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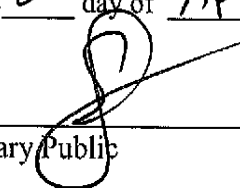
Dated this 30 day of APRIL, 2019.

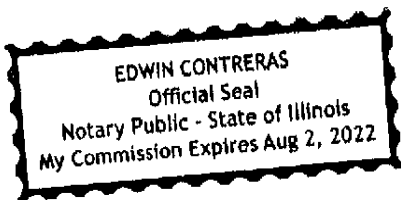

Jordan Bouchard

STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jordan Bouchard, 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 acknowledged that signed, sealed and delivered this instrument as a 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 notarial seal, this 30 day of APR, 2019.


Notary Public



MAIL RECORDED DEED TO:

*Leman Law Firm
Jason Christopoulos
227 W. Monroe St.
Suite 2650
Chicago, IL 60606*

SEND SUBSEQUENT TAX BILLS TO:

Elizabeth Dozier
1217 W. Augusta Blvd. Unit 3
Chicago, IL 60642

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642