

UNOFFICIAL COPY

Doc#. 1914917006 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 05/29/2019 09:32 AM Pg: 1 of 3
This space reserved for recorder's use only.

Dec ID 20190501673733

ST/CO Stamp 0-263-286-688 ST Tax \$670.00 CO Tax \$335.00

City Stamp 0-362-553-248 City Tax: \$7,035.00

WARRANTY DEED (Tenancy by the Entirety)

GRANTOR(S), **KAITLIN F. HAYES**, an unmarried woman, of the City of **CHICAGO**, in the County of **COOK**, in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and
WARRANT(S) to the
Grantee(s),

SHAWN CLANCY AND CARLA CLANCY, husband and wife, 24 S. Morgan, #705, Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: **17-17-2111-043-1004**
Commonly Known As: **1035 W. Monroe Street, Unit 4**
Chicago, Illinois 60607

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common NOR as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, forever.

SUBJECT TO: (1) General real estate taxes for 2018 and subsequent years; (2) Applicable zoning and building laws and ordinances and other ordinances of record; (3) Covenants, conditions, restrictions, easements and agreements of record; provided none of the foregoing materially adversely affect Grantee's use of the Property as a condominium residence; (4) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded November 2, 2006 as document no. 0630615007, as amended from time to time; (5) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;

19004226 NC DRD

UNOFFICIAL COPY

DATED this TWENTY THIRD DAY OF MAY, 2019

Kaitlin F. Hayes
Kaitlin F. Hayes

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that Kaitlin F. Hayes 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 23rd day of May, 2019.

Kathy Rojma
Notary Public



Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf, Chicago, Illinois 60657
Tax Bill To: SHAWN AND CARLA CLANCY, 1035 W. Monroe, Unit 4, Chicago, Illinois 60607
Return To: FRANK W. JAFFE, ESQ., Jaffe & Berlin, L.L.C., 111 W. Washington Street, Suite 900, Chicago, Illinois 60602

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 4 IN THE 1035 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 25.00 FEET OF THE EAST 75.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 26.64 FEET OF THE EAST 79.92 FEET OF AFORESAID TRACT, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630615007, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0630615007.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.