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THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
Forde Law Offices LLP
111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

Doc#: 1917655273 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/25/2019 01:45 PM Pg: 1 of 4

Dec ID 20190601612529
ST/CO Stamp 2-130-210-912 ST Tax \$1,338.00 CO Tax \$669.00
City Stamp 1-802-629-216 City Tax: \$14,049.00

AFTER RECORDING, RETURN TO:

Spain, Spain & Vann et P.C
33 N. Dearborn St. Nr 2880
Chicago IL 60602

Chicago Title

1965A8720334 Y WARRANTY DEED

THIS INDENTURE is made as of this 21st day of June, 2019 by and between Colin Marshall of the city of Chicago, State of Illinois (the "Grantor"), and Flanagan Remainder Trust, (the "Grantee").

*through it's co-trustees
John R. Flanagan and Claudia L. Berry*

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

Send Subsequent Tax Bills To:

Flanagan Remainder Trust
~~55 East Erie Street #2805~~
~~Chicago, Illinois 60611~~

2540 Brookwood Drive
Flossmoor, IL 60422

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 21st day of June, 2019.

Colin Marshall
Colin Marshall

State of ILL)
County of COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Colin Marshall** 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 he signed, sealed and delivered this 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 21 day of JUNE, 2019.

Catherine A. Fournier
Notary Public

Commission expires:



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EXHIBIT A

Legal Description

UNIT 2805 AND P-80 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 55 EAST ERIE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 24, 2003 AS DOCUMENT NO. 0329719204, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 10 10
17-~~10~~-112-011-1108; 17-~~10~~-112-011-1273

COMMON ADDRESS: 55 East Erie Street, #2805, Chicago, Illinois 60611

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 2nd Installment and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0329719204, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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