

19407629

# UNOFFICIAL COPY

\*1917908115\*

Doc# 1917908115 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2019 02:42 PM PG: 1 OF 3

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**MAIL TO:**

Tharp & Associates,  
Brian Tharp  
102 N. Evergreen Avenue,  
Suite 220,  
Arlington Heights, IL 60004

**MAIL TAX BILLS TO:**

Andre L. Dennis  
3914 S. King Drive, Unit 2S  
Chicago, IL 60655

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**THE GRANTOR, McBreahty Construction Company**, of 10900 South Hamlin, Chicago, IL 60655 a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to

**Andre L. Dennis**, of 7715 S. South Shore Drive #205, Chicago, IL 60649

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

# USI

SUBJECT TO: covenants, conditions, and restrictions of record,; and to General Taxes for 2018 and subsequent years.

Permanent Index Number (PIN):

20-03-105-010-0000; 20-03-105-011-0000; and 20-03-105-012-0000 (PIQ & OP)

\*\*Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index numbers contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on May 10, 2019 as Document Number 1913016031 which will result in the issuance of an individual permanent index number for the property described herein.

Address of Real Estate: 3914 South King Drive, Unit 2S, Chicago, IL 60653

**REAL ESTATE TRANSFER TAX**

25-Jun-2019



COUNTY: 189.50  
ILLINOIS: 379.00  
TOTAL: 568.50

20-03-105-010-0000 | 20190601600589 | 1-733-150-816

**REAL ESTATE TRANSFER TAX**

25-Jun-2019



CHICAGO: 2,842.50  
CTA: 1,137.00  
TOTAL: 3,979.50 \*

20-03-105-010-0000 | 20190601600589 | 0-404-009-056

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

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary.

Date: June 20, 2019

McBrearty Construction Company

By: [Signature]  
Edward McBrearty, President & Secretary

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 Edward McBrearty, as President and as Secretary, of McBrearty Construction Company, personally known to me to be the same person(s) whose name(s) were subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/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 date: June 20, 2019

Commission expires 4/18 2023 Patricia A. Ohde  
(Notary Public)

This instrument was prepared by Noreen Linda McInerney of Griffin & Gallagher, LLC, 10001 S. Roberts Rd., Palos Hills, IL 60465

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## EXHIBIT "A"

### PARCEL 1:

UNIT 2S IN THE 3914 SOUTH KING DRIVE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 54.50 FEET OF THAT PART TAKEN AS A TRACT:

THE SOUTH 6 FEET OF LOT 1, ALL OF LOTS 2, 3 AND 4, AND THE NORTH 1/2 OF LOT 5 IN THE CIRCUIT COURT'S PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2019 AS DOCUMENT NUMBER 1913016031, AS AMENDED FROM TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-5, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2019 AS DOCUMENT NUMBER 1913016031.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."