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1929417097D

Doc# 1929417097 Fee \$88.00

WARRANTY DEED Statutory (ILLINOIS)

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2019 02:11 PM PG: 1 OF 3

This instrument was prepared by:

Scott A. Weinstein

Field and Goldberg, LLC

10 S. LaSalle St., Suite 2910

Chicago, IL 60603

IL 1907136-1450-2N

ABOVE SPACE FOR RECORDER'S USE

As of this 3rd day of October, 2019, the GRANTOR, **MAUREEN SWIFT**, an unmarried person, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **1446 THORNDALE LLC, a Delaware limited liability company**, of 434 West Armitage Avenue, Unit G, Chicago, IL 60614, 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 the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

PIN: 14-05-301-030-1015

Address of Real Estate: 1450 West Thorndale Avenue, Unit 2N, Chicago, IL 60660

THIS IS HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX 17-Oct-2019



CHICAGO: 1,578.75
CTA: 631.50
TOTAL: 2,210.25 *

14-05-301-030-1015 | 20191001616070 | 0-580-169-312

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

REAL ESTATE TRANSFER TAX 18-Oct-2019



COUNTY: 105.25
ILLINOIS: 210.50
TOTAL: 315.75

14-05-301-030-1015 | 20191001616070 | 1-757-175-392

S Y
P 3
S 1
M 2
SC 1
E 1
INT 1

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EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Unit 1450-2N together with its undivided percentage interest in the common elements in Thorndale Court Condominiums as delineated and defined in the Declaration recorded as Document Number 0626210048, in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5 Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office