

UNOFFICIAL COPY

A19-3567 AB
WARRANTY DEED

This instrument was prepared by:
Kevin C. Wille
Law Office of Kevin C. Wille LLC
701 W. Golf Road
Mount Prospect, IL 60056

Doc#: 2001313139 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/13/2020 12:51 PM Pg: 1 of 3

Dec ID 20191201671811
ST/CO Stamp 1-423-850-848 ST Tax \$256.00 CO Tax \$128.00
City Stamp 0-259-341-664 City Tax: \$2,688.00

THE GRANTORS, **Leah Briggs, a married woman, and Roger A. Briggs, a married man**, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, **Shannon Fortune, a single woman** of the County of Cook, State of Illinois, 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

Property Index Number(s): 13-26-100-030-1055; 13-26-100-030-1267


Address of Real Estate: 3963 W. Belmont Ave., Unit 225, Chicago, IL 60618

*Non-homestead property as to the Grantors named herein.

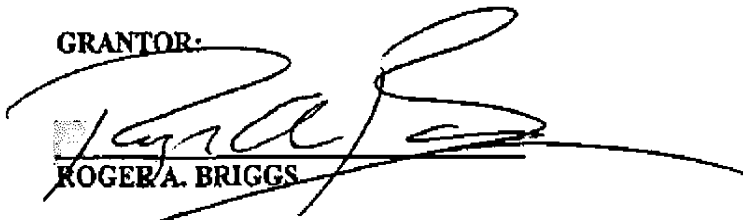
SUBJECT TO: general real estate taxes for 2019 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record.

DATED this 8 day of January, 2020

GRANTOR:


LEAH BRIGGS

GRANTOR:


ROGER A. BRIGGS

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PARCEL ONE:

UNITS 225 AND P-92 IN THE SHOEMAKER LOFTS CONDOMINIUM, ASK DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PART OS LOTS AND VACATED ALLEYS IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5 AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 07006509105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO,

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED AS DOCUMENT NUMBER 07065109104, IN COOK COUNTY, ILLINOIS.

PARCEL THREE: THE EXCLUSIVE RIGHT TO THE USE OF S-9 AND S-10, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706509105, IN COOK COUNTY, ILLINOIS.