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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

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 WAPRANT to THE GRANTEE, Shannon Fortune, a Single working 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

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

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

*Non-homestead property as to the Grantors name() herein.

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

DATED this & day of January, 2020

GRANTOR:

GRANTOR

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STATE OF ILLINOIS))\$\$
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LEAH BRIGGS AND ROGER A. BRIGGS, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, signed and delivered the said instrument, as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given und ray hand and official seal, this 2 day of January, 2020

Notary Public

URSULA MARCZUK Official Seal Notary Public - State of Illinois My Commission Expires Feb 21, 2021

REAL ESTATE TRANSFER TAX

13-26-100-030-1055

COUNTY: ILLINOIS: TOTAL: 20191201671811 | 1-423-850-848

128 00

256 00

384 00

REAL ESTATE TRANSFER TAX 10-Jan-2020 CHICAGO: 1,920.00 CTA: 768.00 TOTAL: 2,688.00 *

13-26-100-030-1055 | 20191201671811 | 0-259-341-664

Total does not include any applicable penalty or interest due

AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

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 PJGHT 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.