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2005741036D

Doc# 2005741036 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/26/2020 10:22 AM PG: 1 OF 2

WARRANTY DEED

(This space is for recorder's use only)

THE GRANTOR, John A. Leja, a married man, of the County of Cook, State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations in hand paid, CONVEY and WARRANT to

7020-7028 Cregier Residences LLC,

to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER H-2 IN THE HIGHLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN BLOCK 1 IN ORVILLE CRONKHITE, JOHN THORNE CLARKSON, AND JOHN BOYD'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, 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 IN MARCH 23, 2001 AS DOCUMENT NUMBER 0010230271 AND AMENDED BY DOCUMENT RECORDED ON JULY 12, 2001 AS DOCUMENT NUMBER 0010615236, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7026 S. CREGIER AVE, UNIT H2, CHICAGO IL 60649

PERMANENT REAL ESTATE INDEX NUMBER: 20-24-325-058-1008

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

SUBJECT TO: General taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Chicago Title (L) 19WSS206040111 FD 12/1

This is not homestead property.

DATED: November 18, 2019

JOHN A. LEJA

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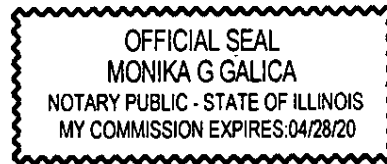
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State of Illinois,
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Leja, 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 the said instrument as his 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 on November 16, 2019.

Commission expires: 04/28/20
Monika G. Galica
NOTARY PUBLIC




Mail Deed:

Send Tax Bill:



Zachary Levi
Attorney at Law
180 N. LaSalle St., Suite 3300
Chicago, IL 60601

7020-7028 Cregier Residences LLC
1912 S. State Street
Chicago IL 60614

REAL ESTATE TRANSFER TAX		20-Feb-2020
	CHICAGO:	600.00
	CTA:	240.00
	TOTAL:	840.00

20-24-325-058-1008 | 20191101641158 | 0-303-304-544

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

REAL ESTATE TRANSFER TAX		20-Feb-2020
	COUNTY:	40.00
	ILLINOIS	80.00
	TOTAL	120.00

20-24-325-058-1008 | 20191101641158 | 0-022-366-048

This Deed prepared by Christopher S. Koczwaro 5838 S. Archer Avenue, Chicago, IL 60638