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Warranty Deed

Doc#: 2010007024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/09/2020 08:52 AM Pg: 1 of 4

Dec ID 20200301637843
ST/CO Stamp 0-208-314-592 ST Tax \$685.00 CO Tax \$342.50
City Stamp 1-349-206-240 City Tax: \$7,192.50

FIRST AMERICAN TITLE
FILE # 3615073

Above Space for Recorder's Use Only

THE GRANTOR, Drinnagh Development, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to Marlya Bunn the following described real estate located in Cook County, Illinois, *to wit*:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

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

Permanent Index Number (PIN): 14-29-323-015-0000

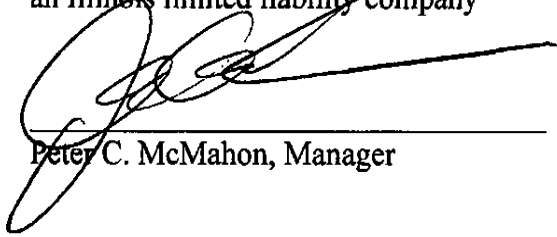
Address of Real Estate: Unit #2, 2422 North Racine Avenue, Chicago, Illinois 60614

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

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Dated this 16th day of March 2020.

Drimnagh Development, LLC,
an Illinois limited liability company

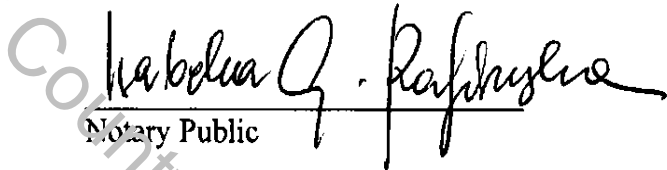


Peter C. McMahon, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Isabella G. Rafinska, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Peter C. McMahon, the Manager of Drimnagh Development, LLC, an Illinois limited liability company, 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 and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of March, 2020.


Notary Public

THIS INSTRUMENT WAS PREPARED BY: John D. Colbert, Law Offices of John D. Colbert & Associates, 1925 W. Irving Park Road, Chicago, Illinois 60613 – (773) 435-0173

SEND SUBSEQUENT TAX BILLS TO:

marlye Bunn
2422 N Macine Av unit 2
Chicago IL 60614

Upon recording mail to:

Jon Sherry
4140 Lee Hill Drive
Boulder, Colorado 80302

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EXHIBIT "A"

PARCEL 1:

UNIT NO. 2, IN THE 2422 NORTH RACINE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 27.50 FEET OF LOT 12, IN COUNTY CLERK'S DIVISION OF BLOCK 43, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCT. 09, 2019, AS DOCUMENT NO. 1928216055, AS AMENDED FROM TIME TO 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 PARKING SPACE P-2 L.C.E., AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

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The deed to the subject unit must contain the following language: 'grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.'

Property of Cook County Clerk's Office