

# UNOFFICIAL COPY

**WARRANTY DEED**  
(Individual to Individual)

1612  
(ILLINOIS)

PAGE 1:

206 NW 3883775 K

Doc#: 2010803038 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/17/2020 09:18 AM Pg: 1 of 2

Dec ID 20200401652764  
ST/CO Stamp 1-021-030-624 ST Tax \$607.50 CO Tax \$303.75  
City Stamp 0-484-159-712 City Tax: \$6,378.75

THE GRANTORS, Christopher J. Donnelly, also known as Christopher J. Donnelly VII, a married man, and 143 Teaghlach, LLC, an Illinois limited liability company, both of the City of Winnetka, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEES, KYLE B. ADAMSON AND KELLY E. ASHMORE, husband and wife, of

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

Legal Description

UNITS 302, P8 AND P10 IN THE VICTORIAN GENTLEMAN I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not a homestead property.

TO HAVE AND TO HOLD said premises, not as Tenants in Common but as Tenants by the Entirety, forever.

Subject To: general real estate taxes not 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 uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-32-222-049-1007, 14-32-222-049-1017 and 14-32-222-049-1019

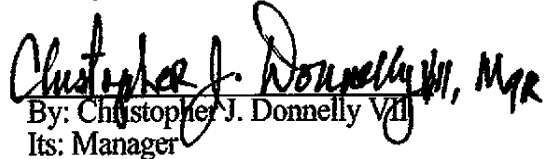
Address (es) of Real Estate: 1122 W. Armitage Avenue, Unit 302, P8 and P10, Chicago, IL 60614

# UNOFFICIAL COPY

DATED April 1, 2020

143 Teaghlach, LLC, an Illinois limited liability company

  
Christopher J. Donnelly

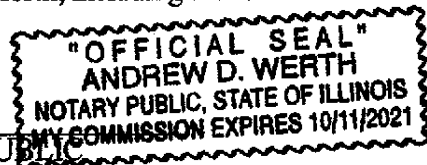
  
By: Christopher J. Donnelly VII  
Its: Manager

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher J. Donnelly, also known as Christopher J. Donnelly VII, Individually and as Manager of 143 Teaghlach, LLC, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 4-1-2020





NOTARY PUBLIC

MAIL TO:  
Law Office of Donald Hyun Kiobassa  
70 W. Madison Street, Suite 1400  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Kyle B. Adamson and Kelly E. Ashmore  
1122 W. Armitage Avenue, Unit 302, P8 and  
P10  
Chicago, IL 60614

*This instrument prepared by:*

Central Law Group P.C.  
2822 Central Street, Evanston, IL 60201  
847-866-0124

Notary Public, County of Cook, State of Illinois  
Clerk's Office