

# UNOFFICIAL COPY

Doc#: 2011307265 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/22/2020 12:13 PM Pg: 1 of 3

Dec ID 20200201622397  
ST/CO Stamp 2-027-423-968 ST Tax \$477.50 CO Tax \$238.75  
City Stamp 0-953-682-144 City Tax: \$5,013.75

## WARRANTY DEED STATE OF ILLINOIS

*Above Space for Recorder's Use Only*

**THE GRANTORS, JAMES CUMMINGS AND EMILY CUMMINGS, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,**

**CONVEYS AND WARRANTS TO DEREK BRADLEY AND CHRISTOPHER UNDERWOOD,**  
*married to one another, not as tenants in common or joint tenants but as tenants by the entirety*

**THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:**

**SEE ATTACHED LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 1015 WEST BUENA AVENUE, UNIT 1W, CHICAGO, ILLINOIS 60613-6408**  
**PERMANENT INDEX NUMBER(S): 14-17-404-061-1044; 14-17-404-061-1086**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEES; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 03/30/2020

UNOFFICIAL COPY

*James Cummings*  
 \_\_\_\_\_ (SEAL)  
 JAMES CUMMINGS

*Emily Cummings*  
 \_\_\_\_\_ (SEAL)  
 EMILY CUMMINGS

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JAMES CUMMINGS AND EMILY CUMMINGS, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 NOTARIAL SEAL, THIS 20 DAY OF MARCH, 2020

DEANNA S. RYAN  
 Official Seal  
 Notary Public - State of Illinois  
 My Commission Expires May 2, 2020

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

<p>This Instrument was Prepared By:                  Ryan Law Group, Ltd.                  1121 West Wrightwood                  Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:                  Derek Bradley and Christopher Underwood                  1015 W. Buena Ave, Unit 1W                  Chicago, IL 60613-6408</p>	<p>After Recording Mail To:                  Mark Grotto                  6055 W. Irving Park                  Rm #811                  Chicago IL 60633</p>
--	---	--

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 20GSC017235NA

For APN/Parcel ID(s): 14-17-404-061-1086 and 14-17-404-061-1044

UNIT 1W AND PARKING SPACE UNIT UP20 IN BUENA VISTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAS BEEN CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652 AND AMENDED AS DOCUMENT NUMBER 0010935792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Clerk's Office