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WARRANTY DEED (Illinois)

744279 1/2
THIS DEED is made as of the 3 day of
April, 2020, by and between

JENNIFER LYNN MULLARKEY AND
KRISTIN HENDRICKS, A MARRIED
COUPLE

Doc#: 2014720018 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/26/2020 09:04 AM Pg: 1 of 2

Dec ID 20200401658442
ST/CO Stamp 0-115-091-680 ST Tax \$385.00 CO Tax \$192.50
City Stamp 1-007-233-248 City Tax: \$4,042.50

("Grantor," whether one or more),

and

JASON CHAN AND
ANNABELLE DACUYCUI-CHAN,
HUSBAND AND WIFE
NOT AS TENANTS IN COMMON OR
JOINT TENANTS BUT AS TENANTS BY
THE ENTIRETY

528 N., OAKDALE, CHICAGO, IL 60657

("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of McHenry and State of Illinois known and described as follows, to wit:

PARCEL ONE:

UNIT NO. 2E, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TERRACES OF ANDERSONVILLE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0506219074, AS AMENDED FROM TIME TO TIME, IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0506219074.

COMMONLY KNOWN AS: 1828 W. FOSTER AVENUE, UNIT 2E, CHICAGO, IL 60640

PARCEL INDEX NUMBER (PIN): 14-07-227-016-1001

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to

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the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 3 day of April, 2020.


JENNIFER LYNN MULLARKEY


KRISTIN HENDRICKS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Jason Chan & Annabelle Dacuycuy-Chan
1828 W. Foster Ave. #2E Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO: JASON CHAN & ANNABELLE DACUYCUI-CHAN
1828 W. FOSTER AVENUE, UNIT 2E, CHICAGO, IL 60640

OR

RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JENNIFER LYNN MULLARKEY and KRISTIN HENDRICKS, 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of April, 2020.

Notary Public 

My Commission Expires: 6-19-2020

