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Doc#: 2015655087 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/04/2020 10:35 AM Pg: 1 of 3

Dec ID 20200301648619
ST/CO Stamp 0-793-645-280 ST Tax \$435.00 CO Tax \$217.50
City Stamp 0-434-855-776 City Tax: \$4,567.50

MAIL TO:

The Gunderson Law Firm LLC
2155 W. Roscoe St. #1-S
Chicago, IL 60618

[The Above Space for Recorder's Use Only]

WARRANTY DEED STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTOR, **Charles N. Johnston (A SINGLE PERSON)** of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Julian Ramirez

As ~~an unmarried person~~ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 17-09-236-019-1018
Address of Real Estate: 300 W. Grand Avenue, Unit# 305, Chicago, IL 60654

Dated this 17 day of March, 2020



Charles N. Johnston

THIS IS NOT HOMESTEAD PROPERTY

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State of Illinois
County of Cook ss.

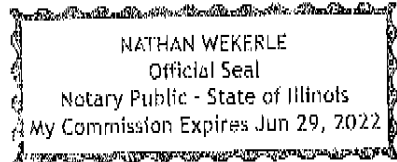
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Charles N. Johnston

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, this 17 day of March, 2020.

Nathan Wekerle
Notary Public



Commission expires 6-29-22

This instrument was prepared by DONALD HYUN KIOUBASSA, 203 NORTH LASALLE STREET, SUITE 2100, CHICAGO, IL 60601.

Send Subsequent Tax Bills to:
Julian Ramirez
300 W. Grand Ave # 305
Chicago, IL ~~60601~~ 60654

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Exhibit A

Parcel 1: Unit 305 in the 300 West Grand Avenue Condominiums as delineated on a survey of the following described real estate: Part of Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "B" to the declaration of condominium recorded as document number 98548808, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for support, utilities, encroachments, ingress and egress, Maintenance, Common Walls and Storage and Other Uses More Specifically Set Forth in the 300 West Grand, Chicago, Illinois Declaration of Covenants, conditions, restrictions and easements recorded as document number 96179357 and as amended and restated by instrument recorded as document number 98548807.

Parcel 3: The exclusive right to use Parking Space 12 located on the following described Land for the purposes of parking vehicles and ingress and egress thereto, as created by Parking Agreement recorded as Document Number 98548809 and shown on the site plan attached thereto, and the Unit Owner Agreement recorded as Document Number 98548809 said Land described as follows: Lots 14, 15, 16, 17 and 18 Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois and as conveyed to the Owner of Unit 305 by the Fifth Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 300 West Grand Condominium Association.