## **UNOFFICIAL COPY**

Doc#. 2020221114 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 07/20/2020 11:28 AM Pg: 1 of 3

Dec ID 20200501678443

ST/CO Stamp 0-004-820-192 ST Tax \$135.00 CO Tax \$67.50

City Stamp 0-529-108-192 City Tax: \$1,417.50

PREPARED BY:

Austin Jarrett Ltd 1600 Golf Road Suite 1200 Rolling Meadows, IL 60008

MAIL FUTURE TAX BILLS TO:

<u>Doretha Grace</u> 5401 S Hyde Park Blvd Unit 501 Chicago, IL 60615

MAIL RECORDED DEED TO:

Busse, Busse, & Crasse, P.C. 20 N. Wacker Drive Chicago, IL 60606 # 3578

## WARRANTY DEED Statutory (Illinois)

The Grantor(s), JAMES A V PIGHT, an unmarried man, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), DORETHA GRACE, SINGLE WOMEN & Chicago EL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL

Hereby releasing and waiving all rights under and by virtue of in: Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PERMANENT INDEX NUMBER:

20-12-114-054-1004

ADDRESS OF REAL ESTATE:

5401 S HYDE PARK BLVD UNIT 501, CHICAGO, ILLINOIS 60615

GRANTOR, does hereby covenant and represent that grantor 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 grantor, grantor WILL WARRANT AND DEFEND; subject to: General real estate taxes 1 of due and payable at the time of Closing, covenants, conditions and restrictions of record; building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

Chicago Title 2065A852044HH

# **UNOFFICIAL COPY**

Warranty Deed-Continued

Dated this day of, 2020.
By: James A Wright  JAMES A WRIGHT
STATE OF ILLINOIS )
COUNTY OF COOK ) ss
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that JAMES A WRIGHT, personally known o me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as his/her/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 official seal, this // day of // May, 2020.
My Commission expires /1-23-23
JAMES J CONLON OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires November 23, 2023 November 23, 2023

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### LEGAL DESCRIPTION

Order No.: 20GSA852044HH

For APN/Parcel ID(s): 20-12-114-054-1004

UNIT NUMBER 501, IN THE 5401 SOUTH HYDE PARK CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 AND THE NORTH 20 FEET OF LOT 2 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN JAMES MORGAN'S LAST END AVENUE SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24254360, AS AMENDED BY DOCUMENT NUMBER 24266301; TOGETHER SCOOP COUNTY CLEART'S OFFICE WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS