

# UNOFFICIAL COPY

746699 1/2  
WARRANTY DEED (Illinois)

Doc#: 2023120203 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/18/2020 11:37 AM Pg: 1 of 2

Dec ID 20200701620746  
ST/CO Stamp 1-542-773-472 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 2-022-660-832 City Tax: \$4,725.00

THIS DEED is made as of the 22 day of  
June, 2020, by and between

LAURA ROTH, F/K/A LAURA A. GREVER  
AND NICHOLAS P. ROTH  
HUSBAND AND WIFE  
("Grantor," whether one or more),

<sup>Kate</sup> and  
LINDSAY WATSON, <sup>a single woman</sup>  
~~DIVORCED AND NOT SINCE REMARRIED~~  
2300 N. LINCOLN PARK W APT 1403  
CHICAGO, IL 60614  
("Grantee," whether one or more).

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 ass'ns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 2E IN THE 1754 WEST WELLINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26 AND 27 IN BLOCK 2 OF SACHSEL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF THE RAILROAD RIGHT OF WAY IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1229139079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND S-2 AND G-23, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1229139079, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1754 W. Wellington Ave., Unit 2E, Chicago, IL 60657

PARCEL INDEX NUMBER (PIN): 14-30-215-049-1003 (VOL: 491)

# UNOFFICIAL COPY

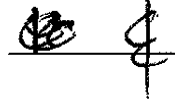
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to 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 2020 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 22 day of JUNE, 2020.


  
 LAURA ROTH F/K/A LAURA A. GREVER                      NICHOLAS P. ROTH

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

MAIL TO:  \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO: LINDSAY WATSON  
1754 W. WELLINGTON AVE., UNIT 2E, CHICAGO, IL 60657

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of ILLINOIS )  
                                       ) SS  
 County of COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LAURA ROTH, F/K/A LAURA A. GREVER and NICHOLAS P. ROTH, 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 22<sup>nd</sup> day of JUNE, 2020.

Notary Public Karen Murawski



My Commission Expires: 11/3/22