

# UNOFFICIAL COPY

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**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**MAIL TO:**  
Anthony V. Panzica  
2510 W. Irving Park Road #B  
Chicago, IL 60618

**MAIL TAX BILLS TO:**  
Erika McLeod  
Sonya McLeod  
3918 South King Drive,  
Unit 3S  
Chicago, Illinois 60653



Doc# 2024008153 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2020 03:00 PM PG: 1 OF 3

**THE GRANTOR, McBrearty Construction Company**, of 10900 South Hamlin, Chicago, Illinois 60655 a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to

**Erika McLeod and Sonya McLeod**, of 660 E. 42<sup>nd</sup> Street, Chicago, IL 60653

as Joint Tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions, and restrictions of record; and to General Taxes for 2019 and subsequent years.

Permanent Index Number (s):

(2018 PIN) 20-03-105-012-0000 (PIQ & OP)

(2019 PIN) 20-03-105-025-0000 (PIQ & OP)

Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index number contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on October 10, 2019 as Document Number 1928317123 which will result in the issuance of a permanent index number for the property described herein."


Address of Real Estate: 3918 South King Drive Unit 3S, G-6, Chicago, Illinois 60653

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary.

Date: 7/15/2020

McBrearty Construction Company

  
Edward McBrearty, President and Secretary

State of Illinois )


County of Cook )

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward McBrearty, as President, and as Secretary, of McBrearty Construction Company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of the Company, 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 date: July 15, 2020

Commission expires 11/02/2022



  
(Notary Public)



This instrument was prepared by:  
Noreen Linda McInerney, Griffin & Gallagher, LLC, 10001 S. Roberts Rd., Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX		17-Jul-2020
	CHICAGO:	3,667.50
	CTA:	1,467.00
	TOTAL:	5,134.50
20-03-105-012-0000   20200601612878   1-363-404-512		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Jul-2020
	COUNTY:	244.50
	ILLINOIS:	489.00
	TOTAL:	733.50
20-03-105-012-0000   20200601612878   0-783-341-280		

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PARCEL 1:

UNIT 3S IN THE 3918 SOUTH KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 54.50 FEET OF THE NORTH 109.00 FEET OF THAT PART TAKEN AS A TRACT OF THE SOUTH 6 FEET OF LOT 1, ALL OF LOTS 2,3,4 AND THE NORTH 1/2 OF LOT 5 IN THE CIRCUIT COURT'S PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 10, 2019 AS DOCUMENT NUMBER 1928317123 AS AMENDED FROM TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-6, A LIMITED COMMON ELEMENT AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED OCTOBER 10, 2019 AS DOCUMENT NUMBER 1928317123.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."