

# UNOFFICIAL COPY

## Warranty Deed

Doc#: 2026707075 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/23/2020 09:32 AM Pg: 1 of 3

Dec ID 20200701645996  
ST/CO Stamp 1-922-055-904 ST Tax \$1,325.00 CO Tax \$662.50  
City Stamp 0-790-052-576 City Tax: \$13,912.50

**FIRST AMERICAN TITLE**  
**FILE #** 3038931

Above Space for Recorder's Use Only

THE GRANTOR, Drimagh Development, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to Graham Ballbach and Emily Ballbach, a married couple, as Tenants by the Entirety, the following described real estate located in Cook County, Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

**SUBJECT TO:** General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number (PIN): 14-33-109-015-0000

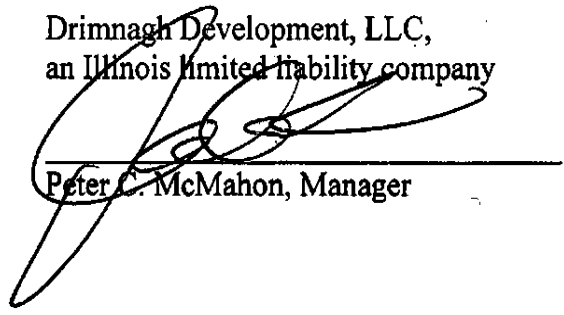
Address of Real Estate: Unit #1, 648 West Webster, Chicago, Illinois 60614

**REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK**

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Dated this 29th day of July, 2020.

Drimnagh Development, LLC,  
an Illinois limited liability company

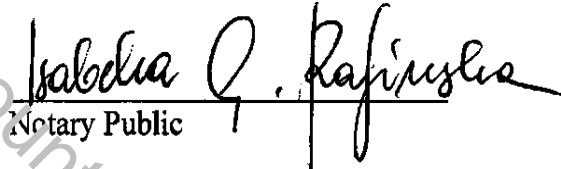


Peter C. McMahon, Manager

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Isabella G. Rafinska, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Peter C. McMahon, the Manager of Drimnagh Development, LLC, an Illinois limited liability company, 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 and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 2019.

  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY:** John D. Colben, Law Offices of John D. Colbert & Associates, 1925 W. Irving Park Road, Chicago, Illinois 60613 – (773) 435-0173

SEND SUBSEQUENT TAX BILLS TO:

Emily Ballbach  
Graham Ballbach  
648 West Webster, Unit 1  
Chicago, IL 60614

Upon recording mail to:

Rudolph Kaplan, LLC  
20 N. Clark Street, Suite 2500  
Chicago, IL 60602  
Attn: Set A. Kaplan

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## EXHIBIT "A"

### PARCEL 1:

UNIT NO. 1, IN THE 648 WEST WEBSTER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4, IN WILSON'S SUBDIVISION OF THE WEST HALF OF BLOCK 10, IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 09, 2020, AS DOCUMENT NO. 2019134005, AS AMENDED FROM TIME TO 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 PARKING SPACE P-1 (LCE) AND ROOF DECK R-1 (LCE) AND BRICK PATIO (LCE), BOTH/ALL AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Property of Cook County Clerk's Office