

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2027506405 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 04:46 PM Pg: 1 of 5

Grantor, **Teresa R. Maher**, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100ths DOLLARS, and other good and valuable consideration, CONVEYS and WARRANTS to

Dec ID 20200801664101
ST/CO Stamp 1-445-175-776
City Stamp 1-762-550-240

(Above Space For Recordors Use Only)

GRANTEE, Teresa R. Maher, as Trustee of the Teresa R. Maher Trust dated August 10, 2020, of 1601 S. Indiana Ave. #102 Chicago, IL 60616, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR UNIT #102

SEE ATTACHED EXHIBIT B FOR UNIT #103

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Prepared without title search per client decision

Permanent Real Estate Index Number(s): SEE ATTACHED EXHIBIT A and EXHIBIT B

Addresses Real Estate: 1601 S. Indiana Ave. #102 Chicago, IL 60616

1601 S. Indiana Ave. #103 Chicago, IL 60616

DATED this 10th day of August, 2020.



Teresa R. Maher, Grantor

UNOFFICIAL COPY

Exempt under provisions of Paragraph E, Section 4,
Illinois Real Estate Transfer Act.

Mckenzie Kuhn

Date: August 10, 2020

State of Illinois)
) ss

County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Teresa R. Maher, 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 she signed, sealed and delivered the said instrument as her 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 10th day of August, 2020.



Mckenzie Kuhn
Notary Public
Commission expires January 3, 2024

Prepared by : McKenzie Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

Tax Bill to : Teresa R. Maher, Trustee, 1601 S. Indiana Ave. #102 Chicago, IL 60616

Return to : McKenzie Kuhn, 552 S. Washington St., #100, Naperville, IL 60540

EXHIBIT A:
UNOFFICIAL COPY

600 S. Indiana Ave, Unit 102/IGU-7/5-2
 Chicago, Illinois 60616

PARCEL 1

UNITS 102 IN THE EAST SIDE LOFT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" (EXCEPT THE WEST 34.0 FEET AND EXCEPT THE SOUTH 43.34 FEET OF THE EAST 59.17 FEET OF THE WEST 93.17 FEET) IN THE CONSOLIDATION OF THE WEST 136.77 FEET OF LOT 3, ALL OF LOTS 4, 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF CLARKE'S ADDITION TO CHICAGO, ALSO LOT 21 AND THE NORTH 10 1/3 FEET OF LOT 22 IN E.L. SHERMAN'S SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN.

ALSO

LOT "B" (EXCEPT THE SOUTH 200 FEET AND EXCEPT THE WEST 93.17 FEET) OF THE CONSOLIDATION OF LOT 22 (EXCEPT THE NORTH 10 1/3 FEET THEREOF) AND LOTS 23 TO 34, INCLUSIVE, IN THE SUBDIVISION BY EZRA L. SHERMAN IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE PORTION TAKEN OR USED FOR AN ALLEY) IN COOK COUNTY, ILLINOIS.

ALSO

LOT 3 (EXCEPT THE WEST 136.77 FEET THEREOF) IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1995 AND KNOWN AS TRUST NUMBER 120505-06 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96155191, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96155191.

PARCEL 3

UNIT IGU-7 IN EAST SIDE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 43.34 FEET OF THE EAST 59.17 FEET OF THE WEST 93.17 FEET OF LOT "A" IN THE CONSOLIDATION OF THE WEST 136.77 FEET OF LOT 3, ALL OF LOTS 4, 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF CLARKE'S ADDITION TO CHICAGO, ALSO LOT 21 AND THE NORTH 10 1/3 FEET OF LOT 22 IN E.L. SHERMAN'S SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT B:

1601 S. Indiana Ave. #103 Chicago, IL 60616

LEGAL DESCRIPTION:

PARCEL 1: UNIT 103 AND PU-8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE EAST SIDE LOFT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96155191, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF THE FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96155191.

Permanent Index Number (PIN): 17-22-303-031-1003 AND 17-22-303-031-1073

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

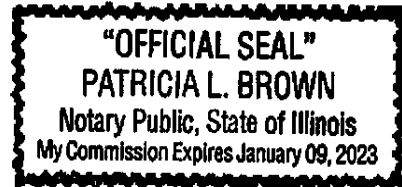
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 10, 2020

Signature: McKenzie Kuhn
Grantor or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 10th day of August, 2020

Notary Public Patricia L. Brown



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 10, 2020

Signature: McKenzie Kuhn
Grantee or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 10th day of August, 2020

Notary Public Patricia L. Brown

