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20 GSC 173021LP

**This Instrument was prepared by:**

Gelene M. Brown, Esq.  
4736 S. Evans  
Chicago, Illinois 60615

Doc#: 2028207278 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/08/2020 12:01 PM Pg: 1 of 3

Dec ID 20200801650677  
ST/CO Stamp 0-514-822-624 ST Tax \$145.00 CO Tax \$72.50  
City Stamp 1-946-137-056 City Tax: \$1,522.50

**After recording, please mail to:**

SBurress Investments II, LLC  
3473 S. King Drive #413  
Chicago, IL 60616

**Mail Subsequent Tax Bills to:**

SBurress Investments II, LLC  
3473 S. King Drive #413  
Chicago, IL 60616

**WARRANTY DEED**

Statutory (Illinois)

THE GRANTOR, Patricia Shaw, of Chicago, Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto **SBURRESS INVESTMENTS II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY**, THE GRANTEE of Chicago, Illinois, all of his interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 6700 S. Shore Drive Unit 27A, Chicago, IL 60649

Permanent Real Estate Index Number: 20-24-406-026-1251

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE & NOTARY PAGE TO FOLLOW]

# UNOFFICIAL COPY

DATED this 3rd day of August, 2020.

Patricia Shaw (SEAL)  
Patricia Shaw

State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Patricia Shaw, 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/she signed, sealed and delivered the said instrument as his/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 3rd day of August, 2020.

[Signature]  
NOTARY PUBLIC

OFFICIAL SEAL  
DANIELLE L BAYZE  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES OCT. 02, 2023



CHICAGO: 1,087.50  
CTA: 435.00  
TOTAL: 1,522.50 \*

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Total does not include any applicable penalty or interest due.



COUNTY: 72.50  
ILLINOIS: 145.00  
TOTAL: 217.50

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# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNIT NUMBER 27A IN QUADRANGLE CONDOMINIUM (A/K/A QUADRANGLE HOUSE CONDOMINIUM) AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO THE SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68 STREET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, 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 NOVEMBER 4, 2002 AS DOCUMENT NUMBER 0021215983, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2-55, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID. RECORDED AS DOCUMENT NUMBER 0021215983.

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