

UNOFFICIAL COPY

PREPARED BY:

Keith L. Moore, Esq.
806 Greenwood Street
Evanston, Illinois 60201

Doc#: 2030107594 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/27/2020 05:40 PM Pg: 1 of 3

WHEN RECORDED

RETURN TO:

BRENDA MURZYN
1300 IROQUOIS AVE, SUITE 125
NAPERVILLE IL 60563

Dec ID 20200901698015
ST/CO Stamp 0-933-369-312 ST Tax \$171.50 CO Tax \$85.75
City Stamp 2-135-025-120 City Tax: \$1,800.75

SEND TAX BILLS TO:

JENNIFER GONZALEZ
UNIT 3W, 1345 W. FARGO AVE
CHICAGO, IL 60626

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the date set forth below by the following **GRANTOR:**
GREENSPIRE CITY NORTH LLC FARGO 1345-3W

to the following **GRANTEE(S): JENNIFER GONZALEZ,**

GRANTOR, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, **WARRANTS and CONVEYS** to **GRANTEE(S)** the following described Real Estate situated in the County and State referred to in the description, to wit:

SEE EXHIBIT A ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold said premises forever.

11-89-312-019-1020
PIN(S): ~~11-29-312-019-0120~~ OMP

ADDRESS: UNIT 3W, 1345 W. FARGO AVE., CHICAGO, IL 60626

This Deed is also subject to: real estate taxes not yet due and payable at the time of closing; 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.

FIRST AMERICAN TITLE
FILE # 3051897
182

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SIGNATURE PAGE TO WARRANTY DEED

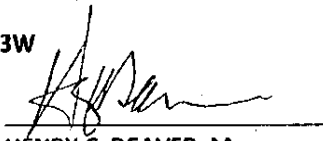
In Witness Whereof, this Warranty Deed is executed as of **SEPTEMBER 17, 2020**.

GRANTOR:

GREENSPIRE CITY NORTH LLC FARGO 1345-3W



JOHN D. DRAGIC, Manager



HENRY C. DEEVER, Manager

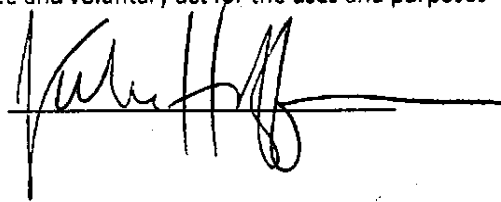
State of ILLINOIS)
) SS.
County of COOK)

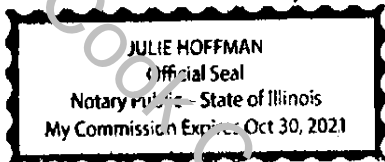
The undersigned, a notary public in and for the above county and state, certifies that **JOHN D. DRAGIC** and **HENRY C. DEEVER**, each a Manager of **GREENSPIRE CITY NORTH LLC FARGO 1345-3W**, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act for the uses and purposes therein set forth.

Dated: **SEPTEMBER 17, 2020**

[Seal]

Notary Public





Property of Cook County Clerk's Office

EXHIBIT A
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LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 1345-3W IN THE SHERIDAN FARGO BY THE LAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN HOWARD BLUM'S RESUBDIVISION OF LOT 4 OF BLOCK 11 IN RESUBDIVISION OF BLOCKS 11 AND 12, IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 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 AS DOCUMENT NUMBER 0502119134 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-29-312-019-1020 (Vol. 505)

Property Address: 1345 West Fargo #3W, Chicago, Illinois 60626

Property of Cook County Clerk's Office