

UNOFFICIAL COPY

Doc# 2102820487 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2021 04:00 PM Pg: 1 of 5

Dec ID 20201201601527
ST/CO Stamp 0-848-134-112 ST Tax \$47.00 CO Tax \$23.50
City Stamp 0-782-319-584 City Tax: \$493.50

20025513 NIC DG
1 of 1

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, **Peter Breakey, a married man,** and **Dennis M. Coghlan, a married man,** both of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY and WARRANT to **Damian Marlon,** Grantee, whose mailing address is 1239 St. Johns Place, Apt. 6, Brooklyn, New York 11213, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO the following: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by or through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded December 10, 1979 as document number 25275623 and filed as document number LR3135646, and as amended from time to time (the "Declaration"); and general real estate taxes not yet due and payable as of the date hereof.

TO HAVE AND TO HOLD the said premises forever.

THE FOREGOING PROPERTY IS CONVEYED TO BUYER IN ITS "AS IS" CONDITION AS MORE FULLY SET FORTH IN THAT CERTAIN RIDER 19 "AS IS" ADDENDUM ATTACHED TO AND FORMING A PART OF THE CONDOMINIUM REAL ESTATE PURCHASE AND SALE CONTRACT DATED AS OF DECEMBER 11, 2020 BY AND BETWEEN SELLERS AND BUYER.

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PIN: 21-30-114-029-1214

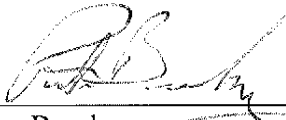
Address: 7337 South Shore Drive, Unit 1419, Chicago, Illinois 60649

[SIGNATURES ON FOLLOWING PAGES]

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DATED THIS 30th DAY OF DECEMBER, 2020.




 Peter Breakey

State of Illinois)
)ss:
 County of Cook)

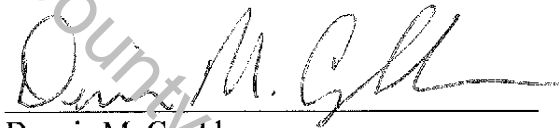
I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Peter Breakey, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of December, 2020.



 Notary Public



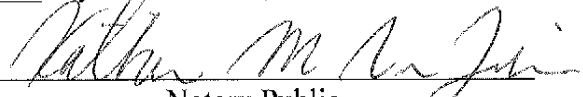


 Dennis M. Coghlan

State of Illinois)
)ss:
 County of Cook)

I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Dennis M. Coghlan, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of December, 2020.



 Notary Public



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This document prepared by:

Dennis M. Coghlan
Sidley Austin LLP
One South Dearborn Street
Chicago, Illinois 60603

After recording return to:

Keli L. Knight, Esq.
Knight, Morris & Reddick Law Group
333 S. Wabash Avenue, Suite 2700
Chicago, IL 60604

Send future tax bills to:

Damian Marlon
1239 St. Johns Place, Apt. 6
Brooklyn, New York 11213

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EXHIBIT "A"

Legal Description

UNIT NUMBER 1419 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25275623 AND FILED AS DOCUMENT NUMBER LR3135646, IN THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7337 SOUTH SHORE DRIVE, UNIT 1419, CHICAGO, ILLINOIS 60649

PERMANENT INDEX NUMBER: 21-30-114-029-1214

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