

UNOFFICIAL COPY

Doc#: 2107434232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 01:26 PM Pg: 1 of 3

WARRANTY DEED Illinois

Dec ID 20210201638339
ST/CO Stamp 0-043-854-864 ST Tax \$340.00 CO Tax \$170.00
City Stamp 2-096-997-392 City Tax: \$3,570.00

(C)

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Above Space for Recorder's Use Only

THE GRANTORS, SHANNON SCHNAUSS and DAVID S. GARNER, a married couple, of 1134 West Granville Avenue, #505, Chicago, Illinois 60660, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to WILLIE J. KNIGHT, JR., of 1134 West Granville Avenue, #505, Chicago, Illinois 60660, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 505, P-340 AND P-341 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-232, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.

P.I.N.: 14-05-204-029-1005/14-05-204-029-1306/14-05-204-029-1307

c/k/a: 1134 W. Granville Avenue, Unit #505/P-340/P-341, Chicago, Illinois 60660

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

Subject only 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; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

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Dated this 4 day of February, 2021

David S. Garner II (SEAL)
DAVID S. GARNER, II



State of IL }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID S. GARNER, II, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 4th day of February, 2021

[Signature]
NOTARY PUBLIC

My Commission Expires: August 20, 2022

This instrument was prepared by:
John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068
Phone: (847) 696-0900

MAIL TO:

Shane Mowery
3653 W. Irving Park Road
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO:

Willie J. Knight, Jr.
1134 W. Granville Avenue, Unit 505
Chicago, Illinois 60660

