

UNOFFICIAL COPY



Chicago Title Insurance Company
Warranty DEED



Doc# 2114625076 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 01:31 PM PG: 1 OF 4

THE GRANTORS, James M. Showalter and Jennifer J. Park, Husband and Wife, of the City of Chicago, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants to Richard A. Wooley, Karen Wooley and Janet L. Fitzpatrick, Joint Tenants, 900 N. Kingsbury Street, Unit 956, Chicago, IL 60610, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description attached hereto as Exhibit A.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 17-04-300-047-1458; 17-04-300-047-1564


Address of Real Estate: 900 N. Kingsbury Street, Unit 956 and Parking Unit P-220, Chicago, IL 60610

Dated this 20 day of April, 2021.

James M. Showalter
JAMES M. SHOWALTER

Jennifer J. Park
JENNIFER J. PARK

SC 47
INT JP
SP 1/1
S 1/1



REAL ESTATE TRANSFER TAX		05-May-2021
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50 *

17-04-300-047-1564 | 20210401689728 | 0-088-809-744

* Total does not include any applicable penalty or interest due.

2.65A 2171374

1704 CT

REAL ESTATE TRANSFER TAX		05-May-2021
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50

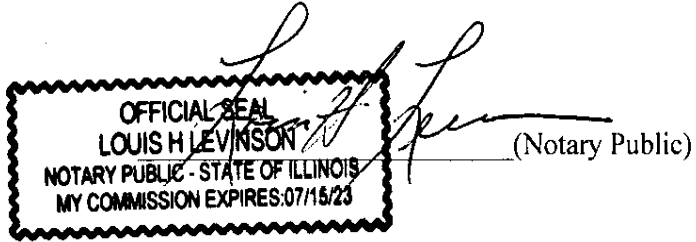
17-04-300-047-1564 | 20210401689728 | 1-129-955-600

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James M. Showalter and Jennifer J. Park, personally known to me to be the same person 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.

Given under my hand and official seal, this 20 day of April, 2021.



Prepared By: Louis H. Levinson, 33 N. LaSalle Street, Suite 2600, Chicago, IL 60602

Mail To:

~~Matthew T. Albrecht
125 S. Wacker Drive, Suite 300
Chicago, IL 60606~~

Janet L. Fitzpatrick
900 N. Kingsbury St. APT 759
Chicago, IL 60610

Name & Address of Taxpayer:

Richard A. Wooley, Karen Wooley and Janet L. Fitzpatrick
900 N. Kingsbury St., Unit 956
Chicago, IL 60610

UNOFFICIAL COPY

EXHIBIT 'A'

Order No.: 21GSA217137LP

For APN/Parcel ID(s): 17-04-300-047-1564 and 17-04-300-047-1458

PARCEL 1:

UNIT 956 AND PARKING UNIT P220, IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0020935269, AND AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT 0021110221; AND AS AMENDED BY THIRD AMENDMENT RECORDED AS DOCUMENT 0021191161, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 156, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020733519.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN

UNOFFICIAL COPY

EXHIBIT 'A' (continued)

- CONNECTION
 - H) UTILITIES
 - I) PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
 - J) EXTERIOR MAINTENANCE
 - K) EXTERIOR SIGNAGE
 - L) DUMPSTERS
 - M) OWNED FACILITIES
 - N) SHARED FACILITIES AND
 - O) OVERHANGING BALCONIES;
- OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

Property of Cook County Clerk's Office