

UNOFFICIAL COPY

Doc#: 2125620188 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 10:40 AM Pg: 1 of 4

Dec ID 20210801626228
ST/CO Stamp 1-037-600-528 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-528-087-824 City Tax: \$2,677.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Guzaldo Law Offices
6650 N. Northwest Highway
#300
Chicago, IL 60631
216 W W 665092 PK
1/2

MAIL REAL ESTATE TAX BILL TO:

Michelle Antonucci
1040 W. Adams St. #317
Chicago, IL 60607

(Reserved for Recorders Use Only)

THE GRANTORS: Brendan Sheehan and Rosemary Sheehan, husband and wife and Molly Rose Sheehan, unmarried women, of 1040 W. Adams St., Chicago, IL 60607, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Michelle Antonucci, an unmarried woman, of #317 W. Everett Road, Lake Forest, IL 60045, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1040 W. Adams St., Chicago, IL 60607
PIN: 14-17-211-051-1111 and 17-17-211-051-1454
17

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Chicago Title

UNOFFICIAL COPY

DATED this 21st day of July, 2021.

Molly Rose Sheehan
Molly Rose Sheehan

STATE OF REP OF IRELAND
COUNTY OF Dublin)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Molly Rose Sheehan**, 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 individually acknowledged that they signed 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 21st day of July, 2021.

Gerard McErlean
Notary Public

NAME AND ADDRESS OF PREPARER:

John W. Duggan
Attorney at Law
782 Busse Hwy.
Park Ridge, IL 60068

Gerard McErlean
78 Upper Drumcondra Road, Dublin 9
Notary Public, Commissioned for Life.
Dated This 21 Day of July, 2021



UNOFFICIAL COPY

DATED this 19th day of July, 2021.

Brendan Sheehan

Brendan Sheehan

Rosemary Sheehan

Rosemary Sheehan

STATE OF Illinois)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Brendan Sheehan and Rosemary Sheehan**, 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 individually acknowledged that they signed 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 19th day of July, 2021.

Susan M. Floress

Notary Public

NAME AND ADDRESS OF PREPARER:

John W. Duggan
Attorney at Law
782 Busse Hwy.
Park Ridge, IL 60068



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LEGAL DESCRIPTION

Order No.: 21GNW665092PK

For APN/Parcel ID(s): 17-17-211-051-1111 and 17-17-211-051-1454

UNIT 317 AND PARKING SPACE P-190 IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 5 AND 6 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 60 FEET OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF THE TWO TRACTS OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605245107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.