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PT21-74770
1 of 1

Doc#: 2125907182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2021 09:06 AM Pg: 1 of 4

Dec ID 20210801636136
ST/CO Stamp 0-561-202-960 ST Tax \$414.00 CO Tax \$207.00
City Stamp 0-952-198-928 City Tax: \$4,347.00

Property of Cook County Clerk's Office

WARRANTY DEED

Grantors, Jennifer A. Ward, an unmarried woman, of 300 W. Grand Avenue, Unit 412, Chicago, IL, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Craig A. Parker and Amy B. Parker, as Co-Trustees of the Holden I. Parker Trust, a Maryland Trust the Real Estate located at and commonly known as:

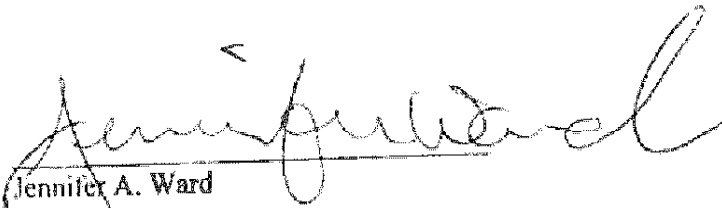
300 W. Grand Avenue, Unit 412, Chicago, Illinois 60654;

P.I.N.: 17-09-236-019-1037 and 17-09-236-026-1214

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and 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.

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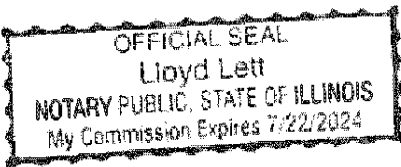

Jennifer A. Ward

STATE OF Illinois
SS.
COUNTY OF Cook

I, Lloyd Lett, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Jennifer A. Ward, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of August, 2021.


NOTARY PUBLIC



Cook County Clerk's Office

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Mail Deed:

9124 Goshen Valley Drive
Gaithersburg MD 20882

Mail Tax Bill:

9124 Goshen Valley Drive
Gaithersburg MD 20882

This instrument was prepared by:
Narmit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

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EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel 1:

Unit Number 412 in 300 West Grand Avenue Condominium as delineated on a survey of the following described real estate:

Part of Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded as document number 98548808, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment of the property as set forth in the 300 West Grand, Chicago, Illinois amended and restated Declaration of Covenants, conditions, restrictions and easements recorded as document number 98548807.

Parcel 3:

Parking Space P116 in the Grand Orleans Condominium, as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "E" to the Declaration of Condominium recorded as Document Number 0529327126, as amended from time to time; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Easements appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, conditions, restrictions and easements recorded October 20, 2005 as document number 0529327125 for structural support, for ingress and egress, for access to and maintenance of facilities and for encroachments, common walls, floors and ceilings over the land described therein. (said land commonly referred to as the Commercial Property)