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Doc#: 2128128151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/08/2021 04:23 PM Pg: 1 of 2

MAIL TO:
David L. Frank
1211 Landwehr Road
Northbrook, IL 60062

Dec ID 20211001696439
ST/CO Stamp 1-812-580-496 ST Tax \$500.00 CO Tax \$250.00
City Stamp 1-275-709-584 City Tax: \$5,250.00

**SEND SUBSEQUENT
TAX BILLS TO:**
Liliana Chalfant
715 S. May Street,
Unit 2N
Chicago, IL 60607

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

(of)
FIRST AMERICAN TITLE
FILE # AF1015913

WARRANTY DEED

THE GRANTORS, **Patrick Riley and Taylor K. Spaeth**, Husband and Wife, of 715 S. May Street, Unit 2N, Chicago, IL 60607, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid, GRANT, BARGAIN and SELL to **Liliana Chalfant**, a married woman, of 763 Tyler Dr., Sarasota, FL 34236, ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 2N IN THE 715 SOUTH MAY CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 27 AND 28 (EXCEPT THE WEST 14 FEET OF SAID LOTS 27 AND 28) ALSO THE NORTH 5.6 FEET OF LOT 26 (EXCEPT THE WEST 14 FEET OF SAID NORTH 5.6 FEET OF LOT 26) IN BLOCK 2 IN MACALISTER'S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2016, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1626329119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 2 A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2N, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Address of property: 715 S. May Street, Unit 2N, Chicago, IL 60607

PIN: 17-17-410-034-1004

Subject only to the following permitted exceptions, (a) covenants, conditions and restrictions of record, (b) public utility easements, (c) acts done by or suffered through Grantee, (d) existing leases and tenancies, (e) encroachments as shown on survey and (f) general real estate taxes not yet due and payable at the time of closing.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantors either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantors do covenant, promise and agree, to and with the Grantee, her heirs and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantors will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantors.

IN WITNESS WHEREOF, said Grantors have executed this special warranty deed this 4 day of October, 2021.

Patrick Riley
Patrick Riley

Taylor K. Spaeth
Taylor K. Spaeth

STATE of ILLINOIS)
) SS.
COUNTY of COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that **Patrick Riley** and **Taylor K. Spaeth**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of oct, 2021.

Notary Public: Anthony Keith Winston

This instrument was prepared by:

Boodell & Domanskis, LLC
One North Franklin Street, Suite 1200
Chicago, IL 60601

