

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos  
Kovitz Shifrin Nesbit  
55 West Monroe, Ste. 2445  
Chicago, Illinois 60603

Doc#: 2129207408 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/19/2021 11:32 AM Pg: 1 of 3

Dec ID 20211001603535  
ST/CO Stamp 0-291-764-368 ST Tax \$243.50 CO Tax \$121.75  
City Stamp 0-531-530-896 City Tax: \$2,556.75

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

CT

21NW7145909N5D 2/2

THIS SPECIAL WARRANTY DEED is made as of this 23 day of September, 2021 by John H. Gray, Jr., a married person ("Grantor"), having an address of 2501 W. Morse Avenue, Chicago, IL 60645 to Magnolia Grace LLC, an Illinois limited liability company ("Grantee"), having an address of 4043 N. Ravenswood, Suite 210, Chicago, IL 60613.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises");

Common street address: 3765 North Magnolia, Unit 9, Chicago, IL 60613  
Parcel Identification Number (PIN): 14-20-118-046-1009

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

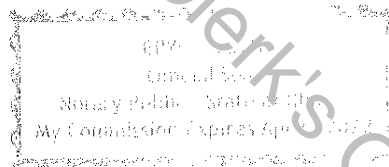
John H. Gray, Jr.  
John H. Gray, Jr.

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **John H. Gray, Jr.**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of September, 2021.

[Signature]  
NOTARY PUBLIC  
My commission expires: 4/6/22



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 9 IN MAGNOLIA-GRACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 51 AND 52 IN MILLER'S SUBDIVISION OF BLOCK 7, AND THAT PART WEST OF RACINE AVENUE OF BLOCK 8 OF EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25999198 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THE LAND IS COMMONLY KNOWN AS:

3765 NORTH MAGNOLIA, UNIT 9, CHICAGO, IL 60613

14-20-118-046-1009

MAIL AFTER RECORDING TO:

Warren C. Laski, Esq.  
1751 W. Surf Street  
Chicago, IL 60657

MAIL TAX BILLS TO:

Magnolia Grace LLC  
c/o Hayes Properties, Inc.  
4043 N. Ravenswood, Suite 210  
Chicago, IL 60613