

# UNOFFICIAL COPY

Doc#: 2131249270 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2021 03:53 PM Pg: 1 of 4

Dec ID 20211001619308  
ST/CO Stamp 1-931-496-592 ST Tax \$55.00 CO Tax \$27.50  
City Stamp 0-788-581-520 City Tax: \$577.50

21017658NC DG  
1 of 1

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, **Peter Breakey, a married man,** and **Dennis M. Coghlan, a married man,** both of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY and WARRANT to **ELEY Associates, L.C., a Virginia limited liability company,** Grantee, whose mailing address is 7400 S. Racine Ave., Chicago, Illinois 60636, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

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.

SUBJECT TO the following: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by or through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded December 10, 1979 as document number 25275623 and filed as document number LR3135646, and as amended from time to time (the "Declaration"); and general real estate taxes not yet due and payable as of the date hereof.

TO HAVE AND TO HOLD the said premises forever.

**THE FOREGOING PROPERTY IS CONVEYED TO BUYER IN ITS "AS IS" CONDITION AS MORE FULLY SET FORTH IN THAT CERTAIN CONDOMINIUM REAL ESTATE PURCHASE AND SALE CONTRACT DATED AS OF SEPTEMBER 29, 2021 BY AND BETWEEN SELLERS AND BUYER.**

**PIN:** 21-30-114-029-1047

**Address:** 7337 South Shore Drive, Unit 1204, Chicago, Illinois 60649

*[SIGNATURES ON FOLLOWING PAGES]*



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**This document prepared by:**

Dennis M. Coghlan  
Sidley Austin LLP  
One South Dearborn Street  
Chicago, Illinois 60603

**After recording return to:**

Scott Hillstrom, Esq.  
11212 S. Western Avenue, #1  
Chicago, IL 60643

**Send future tax bills to:**

ELEY Associates, L.C.  
7400 S. Racine Ave.  
Chicago, Illinois 60636

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

UNIT NUMBER 1204 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144, AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25275623 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR3135646 TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 7337 SOUTH SHORE DRIVE, UNIT 1204, CHICAGO, ILLINOIS 60649

PERMANENT INDEX NUMBER: 21-30-114-029-1047