



WARRANTY DEED

THE GRANTOR,  
Margaret McDonagh, widow  
of  
5419 North Milwaukee Ave, Unit 1B

Doc# 2211142014 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2022 10:08 AM PG: 1 OF 2

Property of Cook County Office

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to **THE GRANTEE**

Sally Saville Hodge  
2746 N. Ashland, #2  
Chicago, IL 60614

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:  
UNIT 5419-1B, IN THE SHANGHAI LIL CONDOMINIUM #IV, IN DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53 TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINE THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 666 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED JANUARY 3, 1996 AS DOCUMENT 96005791, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPOT LIMITED COMMON ELEMENT 4 AS DELINATED ON THE PLAT OF SURVEY OF THE SHANGHAI CONDOMINIUM.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95896962 AND CREATED BE DEED FROM CAHILL J. CONDOMINIUM, LTD., AN ILLINOIS CORPORATION TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898169.

Permanent Index Number: 13-08-213-068-1002  
Property Address: 5419 N. Milwaukee Ave, Unit 1B, Chicago, IL 60630

to have and to hold said premises forever.

**SUBJECT TO:** General Real Estate Taxes for the second installment of 2021 and subsequent years; covenant, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 7 day of April, 2022.

*Margaret McDonagh* by \_\_\_\_\_ (SEAL)  
Margaret McDonagh

\_\_\_\_\_  
(SEAL)

MAIL TO:  
Avni Shah *as attorney in fact.*  
Bell & Shah  
2015 W Fullerton  
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:  
Sally Saville Hodge  
5419 N. Milwaukee Ave, Unit 1B  
Chicago, IL 60630

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Peter Joseph McNonagh, Jr, signing under a power of attorney for Margaret McDonagh**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 7 day of April, 2022.

Commission expires 2/26 2024

  
NOTARY PUBLIC

*Place Seal Here*

REAL ESTATE TRANSFER TAX		19-Apr-2022
		COUNTY: 110.00
		ILLINOIS: 220.00
		<b>TOTAL: 330.00</b>
13-08-213-068-1002   20220401682324   1-137-75-440		

REAL ESTATE TRANSFER TAX		19-Apr-2022
		CHICAGO: 1,650.00
		CTA: 660.00
		<b>TOTAL: 2,310.00</b>
13-08-213-068-1002   20220401682324   0-310-582-160		

\* Total does not include any applicable penalty or interest due.