

UNOFFICIAL COPY

Doc#: 2213820019 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2022 06:20 AM Pg: 1 of 3

Dec ID 20220401684137
ST/CO Stamp 0-485-420-944 ST Tax \$327.00 CO Tax \$163.50
City Stamp 0-399-372-176 City Tax: \$3,433.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, KRISTIN KEELEY, an unmarried woman, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOSEPH MORGAN, of 313 W. WOLF POINT PLAZA #201, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

and McBride

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

FIRST AMERICAN TITLE
FILE # AF 1023108

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-236-019-1017

Address(es) of Real Estate: 300 W. GRAND AVE. #304, CHICAGO, IL 60654

Dated this 29 day of APRIL, 20 22

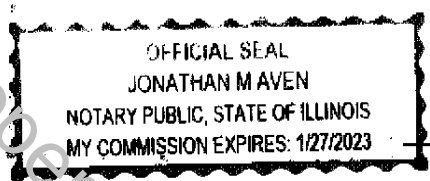
Kristin Keeley
KRISTIN KEELEY

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STATE OF ILLINOIS, COUNTY OF Cook _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KRISTIN KEELEY personally known to me to be the same person whose name are subscribed to 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of April, 20 22.



[Handwritten Signature]

(Notary Public)


Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:
Mr. CHARLES WIFLER
WIFLER LAW GROUP
103 W. GILMER RD.
HAWTHORNE WOODS, IL 60047

Name and Address of Taxpayer:
JOSEPH MORGAN
300 W. GRAND AVE. #304
CHICAGO, IL 60654

Property of Cook County Clerk's Office

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 First American Exhibit A	ALTA Commitment for Title Insurance
	ISSUED BY
	First American Title Insurance Company
	File No: AF1023108

Commitment File No.: AF1023108

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1: UNIT NO. 304 IN 300 WEST GRAND AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 1998 AS DOCUMENT NUMBER 98548808, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR PARKING PURPOSE IN AND TO PARKING SPACE NO. 3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

300 West Grand Avenue, Unit 304
Chicago, IL 60654

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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