

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2230633052 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 09:58 AM Pg: 1 of 3

Dec ID 20221001676920  
ST/CO Stamp 1-034-537-296 ST Tax \$545.00 CO Tax \$272.50  
City Stamp 1-684-523-344 City Tax: \$5,722.50

11220028512

(The Above Space for Recorder's Use Only)

THE GRANTOR, Sophia Hwang, married to Jason Brock Judiesch, of City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Thomas D. Grusecki, Christina M. Grusecki and John D. Spina, as Co-Trustees of the Imago Trust dated September 12, 2013, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-33-112-054-1026

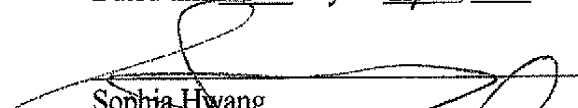
Property Address: 540 W. Webster Avenue, 402, Chicago, IL 60614

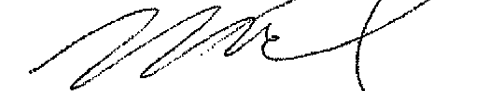
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**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.

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Dated this 15 day of Sept., 2022.

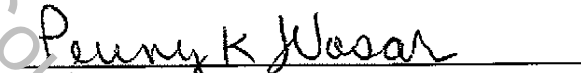
  
Sophia Hwang

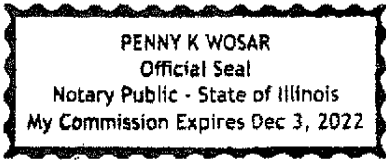
  
Jason Brock Judiesch (signing to waive any and all homestead marital rights)

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sophia Hwang and Jason Brock Judiesch 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 they signed, sealed and delivered in the instrument as their 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 notarial seal, this 15 day of Sept., 2022.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Junilla Sledziewski  
Kershner Sledziewski Law, LLC  
200 N. LaSalle St., Suite 1550  
Chicago, IL 60601

MAIL TO:

Thomas D. Grusecki  
540 W. Webster Avenue  
402  
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Thomas D. Grusecki  
540 W. Webster Avenue  
402  
Chicago, IL 60614

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 402 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEBSTER SQUARE RESIDENCES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1636539020 AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1715845045, IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF P-2, S-SL-86, LIMITED COMMON ELEMENTS, TO UNIT 402, AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED DECEMBER 31, 2016 AS DOCUMENT NUMBER 1636539020.

PARCEL 3: TEMPORARY AND PERPETUAL NON-EXCLUSIVE (A) GENERAL CONSTRUCTION EASEMENTS (B) STRUCTURAL SUPPORT EASEMENTS (C) UTILITY AND FACILITY EASEMENTS AND (D) ADDITIONAL EASEMENTS FOR (I) PERMANENT ENCROACHMENTS, (II) INCIDENTAL ENCROACHMENTS, (III) INGRESS AND EGRESS TO PERMIT MAINTENANCE, AND (IV) INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE GARAGE AREAS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED AND DEFINED IN THE DECLARATION OF EASEMENTS FOR WEBSTER SQUARE (SUB AREA 2) DATED MARCH 19, 2013 AND RECORDED MARCH 20, 2013 AS DOCUMENT NUMBER 1307916122 AND RE-RECORDED MAY 6, 2015 AS DOCUMENT NUMBER 1512616076.