

UNOFFICIAL COPY

Doc#: 2302440158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 02:08 PM Pg: 1 of 3

WARRANTY DEED

STATE OF ILLINOIS
LIMITED LIABILITY COMPANY
TO INDIVIDUAL

Dec ID 20221201615013
ST/CO Stamp 0-432-511-824 ST Tax \$660.00 CO Tax \$330.00
City Stamp 0-739-547-984 City Tax: \$6,930.00

Chicago Title
22GSC01774NA
1 of 2

Above Space for Recorder's Use Only

THE GRANTOR, HUGH COTTON HOLDINGS, LLC, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY,

CONVEYS AND WARRANTS TO ADAM P. EICKMEYER AND ALEJANDRO MONCADA, both single, as joint tenants, of Chicago, IL

BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1920 NORTH MAUD AVENUE, UNIT F, CHICAGO, ILLINOIS 60614
PERMANENT INDEX NUMBER(S): 14-32-401-052-1015

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

January 11, 2023

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LEGAL DESCRIPTION

Order No.: 22GSC017774NA

For APN/Parcel ID(s): 14-32-401-052-1015

UNIT NUMBER 1920-F IN 1920 NORTH MAUD AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 45, 46 AND 47 (EXCEPT THE NORTHWESTERLY 18 FEET OF LOT 47) IN CHAS H. HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 93 TO 99 IN THE SUBDIVISION OF LOT 3 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO TOGETHER WITH NORTH PART OF LOT 2 IN SAID BLOCK 9 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89611346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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