

23-65611

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Doc#: 2308840117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2023 01:59 PM Pg: 1 of 3

SPECIAL WARRANTY DEED ILLINOIS

Dec ID 20230301678461
ST/CO Stamp 1-579-751-632 ST Tax \$372.50 CO Tax \$186.25
City Stamp 1-848-187-088 City Tax: \$3,911.25

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter Unit 818
Chicago, Illinois 60613

THE GRANTOR TOSHA PARISH, a single person and not a party to a civil union, of 3944 N Claremont Ave Unit 401, Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE BENJAMIN A. SUTTON, a single person and not a party to a civil union, of 2215 W Carmen Ave Unit G, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.

Permanent Real Estate Index Number(s): 14-19-100-035-1017

Address of Real Estate: 3944 N Claremont Ave Unit 401, Chicago, IL 60618

SUBJECT TO the following, if any: 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; 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.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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The date of this deed of conveyance is Dated this 10 day of March, 2023.

Tosha Parish
Tosha Parish

State of IL)
County of COOK) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Tosha Parish, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said 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.

Subscribed and sworn to before me
this 10th day of March, 2023.

Betsy Illingworth
Notary Public
OFFICIAL SEAL
BETSY ILLINGWORTH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/23/24

Doma Insurance Agency of Illinois, Inc.
Commitment No.: 23-65611

<p>Send subsequent tax bills to: Mr. Benjamin A. Sutton 3944 N Claremont Ave Unit 401 Chicago, IL 60618</p>	<p>Mail recorded document to: Mr. Benjamin A. Sutton 3944 N Claremont Ave Unit 401 Chicago, IL 60618</p>
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EXHIBIT A

Legal Description:

PARCEL 1: UNIT NO. 401 IN CLAREMONT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOT 17 AND LOT 18 EXCEPT THOSE PARTS THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19 AND ALL OF LOT 43 (EXCEPT THE SOUTH 16 FEET THEREOF) AND LOT 44, ALL IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 AFORESAID AND WEST OF AND ADJOINING LOTS 43 AND 44 AFORESAID AND SOUTH OF THE NORTH LINE OF LOTS 17 EXTENDED EAST TO THE NORTHWEST CORNER OF LOT 44 AND LYING NORTH OF A LINE 16 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 43 PRODUCED WEST 16 FEET TO THE EAST LINE OF LOT 18

AND ALL IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2001 AS DOCUMENT 0010749950, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 35 LOCATED ON THE FIRST FLOOR OF THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR CLAREMONT LOFTS AND RECORDED AS DOCUMENT 0010749950.