

# UNOFFICIAL COPY

This document prepared by:  
**Adler and Herbach**  
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Lincolnwood, IL 60712

After recording return to:  
Steven L. DeGraff  
Much Shelist, P.C.  
191 N. Wacker Drive Suite 1800  
Chicago, IL 60606

Doc#: 2315013126 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/30/2023 12:17 PM Pg: 1 of 5

Dec ID 20230501615737  
ST/CO Stamp 1-741-818-576 ST Tax \$24.00 CO Tax \$12.00  
City Stamp 0-581-733-072 City Tax: \$252.00

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23 VS IL 106752

17-17-206-014-1067  
(Parcel Identification Number(s))

## WARRANTY DEED

**THE GRANTOR(S)** Midwestern Investors, LLC an Illinois Limited Liability Company, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Madison WL LLC, an Illinois Limited Liability Company, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 939 W. Madison St. Unit P19, Chicago, IL 60607


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

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 10<sup>th</sup> day of May, 2023.

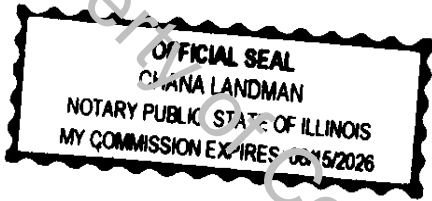
  
\_\_\_\_\_  
Midwestern Investors, LLC, by Jacob Herbach, agent

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STATE OF ILLINOIS }  
                                  }  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Jacob Herbach 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 it signed, sealed and delivered in the instrument as its 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 14<sup>th</sup> day of May, 2023.



Notary Public  
(SEAL)

**Grantor(s) Name, Address:**  
Midwestern Investors  
27 N. Wacker Drive STE 215  
Chicago, IL 60606

**Grantee(s) Name, Address:**  
Madison WL LLC  
252 N. Carpenter St.  
Chicago, IL 60607

**SEND TAX STATEMENTS TO GRANTEE**

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## Exhibit A

### Legal Description

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

UNIT NUMBER P-19 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17 NORTH, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17 NORTH, TOWNSHIP 39 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 AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel ID(s):

17-17-206-014-1067

Property Commonly known as:

939 West Madison Street, Unit P19, Chicago, IL 60607

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

18-May-2023



<b>CHICAGO:</b>	180.00
<b>CTA:</b>	72.00
<b>TOTAL:</b>	252.00 *

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

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**REAL ESTATE TRANSFER TAX**

18-May-2023



<b>COUNTY:</b>	12.00
<b>ILLINOIS:</b>	24.00
<b>TOTAL:</b>	36.00

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