

# UNOFFICIAL COPY

## Warranty Deed Statutory (ILLINOIS)

Doc#: 2326446182 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2023 04:00 PM Pg: 1 of 4

Dec ID 20230901627676  
ST/CO Stamp 1-688-796-624 ST Tax \$500.00 CO Tax \$250.00  
City Stamp 1-124-400-592 City Tax: \$5,250.00

Above Space for Recorder's Use Only

THE GRANTORS, David Regan, divorced and never since remarried and John Vlach, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to Springfield 101, LLC, an Illinois limited liability company, the following described real estate located in Cook County, Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

**SUBJECT TO:** General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 14-29-412-050-1001

Address of Real Estate: 924 West Wrightwood, Unit A, Chicago, Illinois 60614

\*THIS IS NOT HOMESTEAD PROPERTY.

FIRST AMERICAN TITLE  
FILE # AF1038103

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**THIS INSTRUMENT WAS PREPARED BY:** John D. Colbert, Attorney at Law, 1925 W. Irving Park Road, Chicago, Illinois 60613 -- 773-435-0173

SEND SUBSEQUENT TAX BILLS TO:

Springfield 101, LLC  
343 W Belden Avenue  
Chicago, IL 60614

UPON RECORDING MAIL TO:

Springfield 101, LLC  
343 W Belden Avenue  
Chicago, IL 60614

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## EXHIBIT "A"

ITEM 1: UNIT A IN THE 924 WRIGHTWOOD CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 30TH DAY OF AUGUST, 1977 AS DOCUMENT NUMBER 2963388, AS AMENDED FROM TIME TO TIME.

ITEM 2: AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 19 AND LOT 20 IN BLOCK 2 IN H. BEST'S SUBDIVISION OF THE WEST 8 ACRES OF LOT OR BLOCK 14, IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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