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, Devid 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 hard 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 \$1038103

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REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY

Dated this 12th day of September, 2023.
and the second
David Regan (SEAL)
State of Illinois)) SS
Cook County)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Kegun 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 he signed, sealed and delivered the said instrument as pis free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.
Given under my hand and official seal, this Alpha day of September, 2023.
Commission expires ISABELLA G. CATINSKA Offici I. Seab Value Commission expires Offici I. Seab NOTARY PUBLIC NOTA
My Commission Expires 32.1.14, 2026
Dated this 144 day of September, 2023.
Dated this 1444 day of September, 2023. John Vlach State of Illinois)
John Viach
State of Illinois)) SS
Cook County)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Vlach 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.
Given under my hand and official seal, this Item day of September, 2023.
Commission expires ISABELLA G RAFINSKA Official Seal Subcline Seal Sea
My Commission Expires Jan 14, 2026

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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, U.C 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 NOR. GOOD COOP COUNTY CLOTHES OFFICE TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.