

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 2:32 PM Pg: 1 of 3

Dec ID 20240301661034

ST/Co Stamp 1-615-730-224 ST Tax \$590.00 CO Tax \$295.00

City Stamp 1-078-859-312 City Tax \$6,195.00

*PT 24-9 8278 1/1*

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Barbara Weaver f/k/a Barbara J. Downing, as trustee of The Barbara J. Downing trust dated August 20, 2001  
500 W. Superior Street, Unit 1713  
Chicago, IL 60654

(The Above Space for Recorder's Use Only)

THE GRANTOR Barbara Weaver f/k/a Barbara J. Downing, as trustee of The Barbara J. Downing trust dated August 20, 2001, widowed and never been since married of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to DACT Company LLC, of, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\* AN ILLINOIS LLC*

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-09-114-021-1153; 17-09-114-021-1468

Property Address: 500 W. Superior Street, Unit 1713, Chicago, IL 60654

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

**SUBJECT TO:** 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.

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Dated this 20 day of MARCH 2024.

Barbara Weaver Trustee

Barbara Weaver f/k/a Barbara J. Downing,  
as trustee of The Barbara J. Downing trust dated August 20, 2001

STATE OF ILLINOIS      )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara Weaver 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 they signed, sealed and delivered in the 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.

Given under my hand and notarial seal, this 20 day of March, 2024.

[Signature]  
Notary Public RYAN NEMATOLLAHI



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

~~Marshall Richter~~

Dact Company Llc  
1105 Milwaukee  
Riverwoods, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

DACT Company LLC  
500 W. Superior Street, Unit 1713  
Chicago, IL 60654

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Unit 1713 and Parking Space P-501 in the Montgomery on Superior Condominium, as delineated on a Survey of the following described real estate:

Part of Lots 1 to 10, Lot 15 (except the West 9 feet), Lots 16 to 28 and the West 19-3/4 feet of Lot 11 in Block 4 in Higgins, Law and Company's Addition to Chicago; Lots 1 to 4, except the West 9 feet of said Lot 4), in the

Subdivision of the West 4-1/4 feet of Lot 11 and all of Lots 12, 13 and 14 in Higgins, Law and Company's Addition to Chicago, and all of the East-West vacated alley lying North of said Lots 15 to 28 (except the West 9 feet

thereof), all in Section 19, 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 May 18, 2005 as Document No. 0513822164 and First Amendment recorded July 20, 2005 as Document No. 0520144042, and Second Amendment recorded October 4, 2005 as Document No. 0527739001, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Storage Space 140, a limited common element as delineated on the Survey attached to the Declaration aforesaid, recorded as Document No. 0513822164.

### Parcel 3:

Easement for the benefit of Parcels 1 and 2 for ingress and egress, use, structural support, use of shared facilities, maintenance, utilities, encroachments and exterior maintenance, as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 18, 2005 as Document No. 0513822163