

UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS)

Doc#: 2423314349 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/20/2024 10:27 AM Pg: 1 of 3

Dec ID 20240801671759
ST/Co Stamp 1-985-400-624 ST Tax \$900.00 CO Tax \$450.00
City Stamp 0-571-920-176 City Tax \$9,450.00

THE GRANTORS, Jacob Struve and Kacy McGarigle-Struve, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO

Emily Holbrook and Patrick Holbrook, wife & husband*, of _____, THE GRANTEE, * as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of 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.

SUBJECT TO: (1) 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 (2) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF THE DATE HEREOF.

Permanent Real Estate Index Number: 14-20-218-053-1001

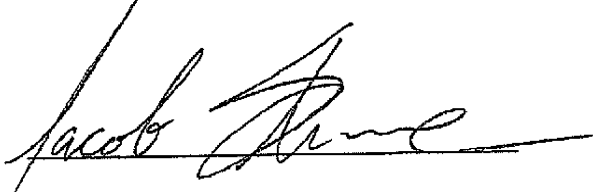
Address of Real Estate: 1039 West Grace Street, Unit 1, Chicago, IL 60613

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Dated the 29th day of July, 2024

JACOB STRUVE

KACY MCGARIGLE-STRUVE

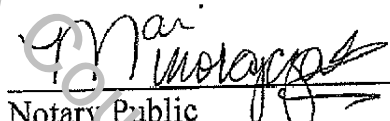


STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that JACOB STRUVE AND KACY MCGARIGLE-STRUVE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 29th day of July, 2024.

{SEAL}


Notary Public
My Commission Expires: 10/16/27



This instrument was prepared by Justin Strane, Front Door Legal LLC, 2502 N. Clark Street, Suite 236, Chicago, IL 60614.

UPON RECORDING RETURN TO:

~~Emily Holbrook & Patrick Holbrook~~
~~1039 West Grace Street, Unit 1~~
~~Chicago, IL 60613~~

Judy L. DeAngelis
767 Walton Ln.
Craylake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Emily Holbrook & Patrick Holbrook
1039 West Grace Street, Unit 1
Chicago, IL 60613

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1 IN THE 1039 WEST GRACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 3 IN BUCKINGHAM'S 2ND ADDITION TO LAKEVIEW A SUBDIVISION OF ALL OF BLOCK 1 AND PARTS OF BLOCKS 10 AND 12 (EXCEPT RAILROAD) OF LAFLIN, SMITH AND DYER'S SUBDIVISION OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 30, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0715015058, 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 P-1, S-1, GARAGE ROOF RIGHTS AND THE REAR PORCH, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 0715015058, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

For Informational Purposes Only:

Commonly Known As: 1039 West Grace Street, Unit 1, Chicago, Illinois 60613
PIN: 14-20-218-053-1001