

# UNOFFICIAL COPY

Doc#: 2013303059 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/12/2020 09:40 AM Pg: 1 of 2

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20200401662999  
ST/CO Stamp 0-786-146-528 ST Tax \$354.00 CO Tax \$177.00  
City Stamp 1-323-017-440 City Tax: \$3,717.00

**FIRST AMERICAN TITLE**  
**FILE #** 3019912

FATIC No.: 3019912

THIS INDENTURE WITNESSETH, that the Grantors, MICHAEL MURPHY AND BRIDGET MURPHY, husband and wife, as Tenants by the Entirety, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO NICOLAS POILEVEY, an unmarried male, of 2759 N. Sacramento Ave. Chicago, Illinois, the following described real estate, to-wit:

**PARCEL 1:**

UNIT 2 IN 2616 WEST RICE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 42 IN BLOCK 1 IN JAMES M. HILL'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0310844073, 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-2 AND S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Real Estate Index Number: 16-01-426-044-1002

Address of Real Estate: 2616 W Rice Street Unit 2, Chicago, IL 60622

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17<sup>th</sup> Day of April 2020

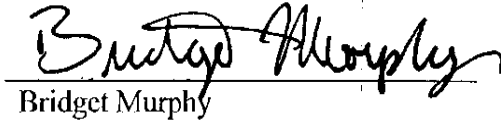


First American  
Title Insurance Company

Warranty Deed - Individual

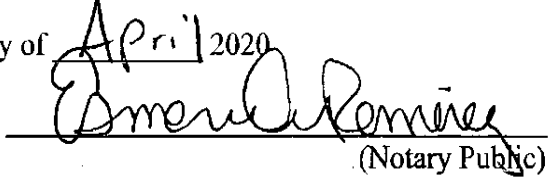
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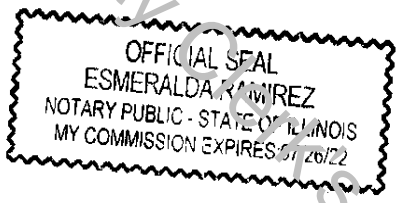
  
Michael Murphy

  
Bridget Murphy

STATE OF ILLINOIS     )  
  )  
  )     ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MICHAEL MURPHY AND BRIDGET MURPHY**, personally known to me to be the 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of April 2020  
  
\_\_\_\_\_  
(Notary Public)



<p>This instrument was prepared by: Katie Bowen Cotter Bowen Law Firm LLC 4544 West 103rd Street Suite 102 Oaklawn, Illinois 60453</p>	<p>Send subsequent tax bills to: Nicolas Poilevey 2616 W Rice St. Unit 2 Chicago IL 60622</p>	<p>Mail Recorded Instrument to: Julie Lehrman Attorney at Law 441 Westgate Rd. Deerfield, IL 60015</p>
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