

# UNOFFICIAL COPY

Doc#: 2018357065 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/01/2020 08:17 AM Pg: 1 of 4

## WARRANTY DEED (Illinois)

745436 1/3  
THIS DEED is made as of the 13<sup>th</sup> day of MM, 2020, by and between

Dec ID 20200501682995  
ST/CO Stamp 0-818-703-584 ST Tax \$898.00 CO Tax \$449.00  
City Stamp 1-563-225-312 City Tax: \$9,429.00

AMY BUDIN AND LEE BUDIN, WIFE AND HUSBAND

("Grantor," whether one or more),

and

RYAN MCCLINTOCK AND  
KRISTIN MCCLINTOCK, HUSBAND AND  
WIFE NOT AS TENANTS IN COMMON OR  
JOINT TENANTS BUT AS TENANTS BY  
THE ENTIRETY  
2338 W. ROSCOE, #2E, CHICAGO, IL 60618

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

COMMONLY KNOWN AS: 2315 W. ROSCOE ST., UNIT 1, CHICAGO, IL 60618

PARCEL INDEX NUMBER (PIN): 14-19-317-052-1001 (VOL: 482)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2019 and subsequent years.

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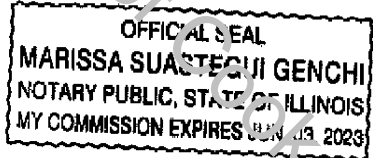
STATE OF IL }  
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that AMY BUDIN is 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 she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 06 day of May, 2020.

Notary Public: MARISSA SUASTEQUJI GENCHI

My Commission Expires: 06/03/2023



Property of [Redacted] County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 4th day of May, 2020.

Amy Budin  
AMY BUDIN

Lee Budin  
LEE BUDIN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Ryan McClintock 2315 W. Roscoe St, #1  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO: RYAN MCCLINTOCK & KRISTIN MCCLINTOCK  
2315 W. ROSCOE ST., UNIT 1, CHICAGO, IL 60618

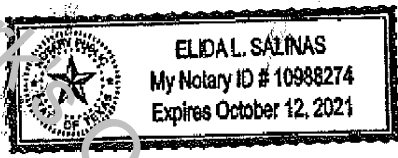
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of Texas )  
                                  ) SS  
County of Nueces )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that LEE BUDIN, is 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

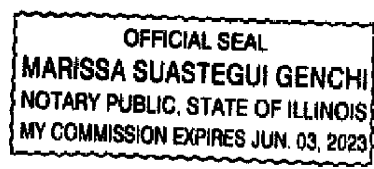
Given under my hand and official seal, this 4th day of May, 2020.

Notary Public Elida L Salinas



My Commission Expires: 10-12-2021

State IL  
County of Cook



Marissa Suastegui Genchi

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## EXHIBIT "A"

PARCEL 1: UNIT NO 1 IN THE 2315 W. ROSCOE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE WEST 16 FEET OF LOT 6 AND THE EAST 16 FEET OF LOT 7 IN BLOCK 10 IN C. T. YERKES' SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43, 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, {EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF) WHICH SURVEY IS ATTACHED AS EXHIBIT "B " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1897229029 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE DECLARATION RECORDED IN COOK COUNTY AS DOCUMENT 1807229029 AND THE SURVEY ATTACHED THERETO AS EXHIBIT B.

Property of Cook County Clerk's Office