

UNOFFICIAL COPY

PREPARED BY:

Bartlett Associates, LLC
936 North Howe Street
Chicago, IL 60610

Doc# 2021207304 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 07/30/2020 01:24 PM Pg: 1 of 2

MAIL TAX BILL TO:

Andrew Brzuzy
2911 N. Western Ave., Unit 303
Chicago, IL 60618

Dec ID 20200601696472

ST/CO Stamp 1-168-519-904 ST Tax \$240.00 CO Tax \$120.00

City Stamp 1-509-847-776 City Tax: \$2,520.00

MAIL RECORDED DEED TO:

Michael Collins

~~135 S. La Salle #2100~~

~~Chicago, IL 60603~~

3900 N. Kedvale

Chicago, IL 60641

WARRANTY DEED

Statutory (Illinois)

190465100073

THE GRANTOR(S), Phillip McMaster A Married Man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Andrew Brzuzy, of 2632 North Bosworth Avenue, Chicago, Illinois 60614, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

* A single man

Parcel 1: Unit 303 in River Walk Lofts Condominium as delineated on a survey of the following described Real Estate:

Certain parts of lots in Block 9, in Clybourn Avenue addition to Lakeview and Chicago, in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 00170100, and as amended together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-37, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as document number 00170100.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the declaration of easement and covenants recorded as Document number 00170099.

Permanent Index Number(s): 14-30-116-023-1028

Property Address: 2911 N. Western Ave., Unit 303, Chicago, IL 60618

Subject, however, to the general taxes for the year of 2019-2nd and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

This is not Homestead Property

UNOFFICIAL COPYDated
this10 day of June, 2020Phillip McMaster
Phillip McMaster

STATE OF

IL

COUNTY OF

COOK

) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Phillip McMaster, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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

10 day of June, 2020
Joni E Kaminski
Notary PublicMy commission expires: 5-9-2024

Exempt under the provisions of paragraph _____

