

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2021707124 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/04/2020 10:14 AM Pg: 1 of 3

Dec ID 20200601604182
ST/CO Stamp 0-850-496-224 ST Tax \$905.00 CO Tax \$452.50
City Stamp 1-011-862-240 City Tax: \$9,502.50

FIRST AMERICAN TITLE
FILE # 3029677

THE GRANTOR, **Kathy Baughman Lynch**, as ^{THE} Trustee of **Lynch Family Trust Dated April 18, 2018**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Aberdeen investors, LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the second installment 2019 and subsequent years

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

Permanent Real Estate Index Number: 17-08-256-013-1003

Address of Real Estate: 401 N. Aberdeen St., Unit 3N, Chicago, IL 60642

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Dated this 4 day of June, 2020

Kathy Baughman Lynch

Kathy Baughman Lynch, as Trustee of the Lynch Family Trust
Dated April 18, 2018

STATE OF Wisconsin, COUNTY OF Sheboygan SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathy Baughman Lynch, 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 the said instrument as her 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 4 day of June, 2020.

[Signature]
Notary Public

Exp. 12/31/2021



Prepared by:
Ilyse D. Murman LLC
25W772 Sunnyridge Court
Wheaton, IL 60189

Mail to:
~~Cogency Global Inc.~~
~~850 New Burton Road, Suite 201~~
~~Dover, Delaware 19904~~

Harry *Leipsitz*
Freeborn & Peters LLP
311 S. Wacker Dr., Suite 3000
Chicago, IL 60606

Name and Address of Taxpayer:
~~401 North Aberdeen Condos LLC~~
~~401 N. Aberdeen St.~~
~~Chicago, IL 60642~~

Aberdeen Investors LLC
222 W. Adams, Suite 3125
Chicago, IL 60606

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Exhibit "A" – Legal Description

PARCEL 1: UNIT 3N IN THE 401 NORTH ABERDEEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS 10 AND 11 IN BLOCK 6, IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99157642, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 99157640.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 11P AND 12P AND 6S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 99157642

Property of Cook County Clerk's Office