

# UNOFFICIAL COPY

Doc#: 2022407186 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/11/2020 10:37 AM Pg: 1 of 3

Dec ID 20200601612103  
ST/CO Stamp 1-992-018-656 ST Tax \$349.00 CO Tax \$174.50  
City Stamp 1-245-113-056 City Tax: \$3,664.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Michael Southard and Drew Southard  
2158 West Foster Avenue  
Unit 2  
Chicago, IL 60625

#### AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 265  
PARK RIDGE, IL 60068

lot 2 2025729

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Southard<sup>JR</sup> and Drew Southard, a married couple, of 2158 West Foster Avenue, Unit 2, Chicago IL 60625 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Steven Berkley, A Single Man, of 6470 N. Longmeadow Avenue, Lincolnwood, IL 60712, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

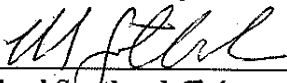
### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-07-117-024-1002

Property Address: 2158 West Foster Avenue, Unit 2, Chicago, IL 60625

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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 general real estate taxes not due and payable at the time of Closing.

Dated this 24<sup>th</sup> day of June, 2020.

  
Michael Southard Jr.

  
Drew Southard

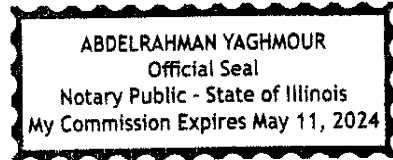
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STATE OF *Illinois* )  
 ) SS,  
COUNTY OF *Cook* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Southard and Drew Southard 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 in the 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 notarial seal, this *24th* day of *June* 2020.

*Abdelrahman Yaghmour*  
Notary Public



THIS INSTRUMENT PREPARED BY  
Thomas F. Fezzey, Ltd.  
4N645 School Road  
St. Charles, IL 60175-6508

MAIL TO:

The Gunderson Law Firm, LLC  
2155 West Roscoe Street  
Chicago, IL 60618-6260

SEND SUBSEQUENT TAX BILLS TO:

Steve Berkley  
2158 West Foster Avenue  
Unit 2  
Chicago, IL 60625

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**EXHIBIT A  
LEGAL DESCRIPTION**

UNIT 2 IN 2158 W. FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 37 IN SAM BROWN JR'S FOSTER AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2000 AS DOCUMENT 00244097, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office