

UNOFFICIAL COPY

Doc#: 2022707458 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/14/2020 03:30 PM Pg: 1 of 3

Warranty DEED
ILLINOIS STATUTORY

Dec ID 20200601602223
ST/CO Stamp 1-416-696-544 ST Tax \$267.00 CO Tax \$133.50
City Stamp 0-342-954-720 City Tax: \$2,803.50

PT 20-57438
142

THE GRANTOR(S), LESLIE M. FRALEY, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to Emily Simmons *a single woman of the City of Chicago* (GRANTEE'S ADDRESS) 1122 Catalpa Avenue, Unit 709, Chicago, IL 60640 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

See attached Legal Description

SUBJECT TO:

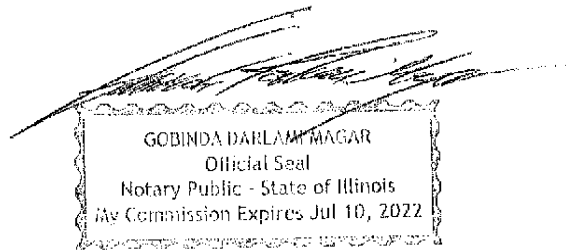
Covenants, conditions and restrictions of record, General taxes for the year 2019 and subsequent years.

Permanent Real Estate Index Number(s): 14-08-200-042-1191 and 14-08-200-042-1269
Address(es) of Real Estate: 1122 Catalpa Avenue, #709 & P-224, Chicago, IL 60640

Dated this 8 day of June, 2020.

Leslie M. Fraley
LESLIE M. FRALEY

Subscribed and sworn to before me,
Govinda Darlam Magar a notary public in the
state of IL County of Cook
on this 8th of June 2020 by
Leslie M. Fraley

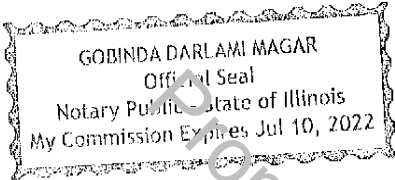


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LESLIE M. FRALEY, personally known to me to be the same person(s) whose name(s) is 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 8th day of June, 2020, by *Leslie M Fraley*



[Signature]
(Notary Public)

Prepared By: Stuart M. Sheldon
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To: Forde Law LLP
Attn: Lisa Sgul
111 W Washington #1100
Chicago, IL 60602

Name & Address of Taxpayer:
Emily Simmons
1122 Catalpa Ave #709
Chicago, IL 60640

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EXHIBIT 'A'

Unit 709 and P-224 in Catalpa Gardens Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision; that part of Lot 13 in Conrad Bristle Subdivision of lot 17 of block 3 in John Lewis Cochran's Subdivision aforesaid lying South of the North 46 feet thereof; and the vacated alley lying between said Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision and that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying South of the North 46 feet thereof in the West half of the Northeast Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian; which plat of survey is attached as exhibit "D" to the declaration of condominium ownership recorded July 30, 2007 as Document 0721103098, as amended from time to time, together with their undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel ID(s): 14-08-200-042-1191, 14-08-200-042-1269

Property of Cook County Clerk's Office