

UNOFFICIAL COPY

Doc#: 2023722026 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/24/2020 09:38 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20200601615066
ST/CO Stamp 0-927-083-232 ST Tax \$243.00 CO Tax \$121.50
City Stamp 0-867-928-800 City Tax: \$2,551.50

Preparer File: Casson
File No.: 743982

THE GRANTOR(S) **Wendy I. Casson**, an unmarried woman, of 64 Navajo, Carbondale CO 81623, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, **James Kirk Freyvogel Jr, a single man**, of 2124 N Hudson, Chicago, IL, 60614, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2124-303 THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE SOUTH 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 14 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0324732145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P10-, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2019 and subsequent years.

PIN: 14-33-123-066-1010

Real Estate Property known as: 2124 N Hudson Unit 303, Chicago, IL, 60614

Dated this 6th day of JUNE, 2020

Wendy I. Casson
Wendy I. Casson

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STATE OF ~~IL~~ COUNTY OF ~~COOK~~ SS

Colorado Eagle

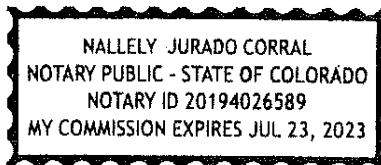
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Wendy I. Casson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 6th day of June 20 20

Notary Public

Property of Cook County Clerk's Office



Prepared by:
Gurney Law Group, LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to:
Attorney Niko Marnieris
Attorney Cynthia Zenko
1016 W. Jackson Blvd
Chicago, IL, 60607

Name and Address of Taxpayer:
James Kirk Freyvogel Jr.
2124 N Hudson Unit 303
Chicago, IL, 60614

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EXHIBIT A

PARCEL 1: UNIT 2124-303 THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; THE SOUTH 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 1/4 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0324732145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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