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Doc#: 2026707118 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 10:06 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS,
John M. Downey and
Jeffrey Backman,
a married couple and
Walter D. Downey,
a single man,

Dec ID 20200701619115
ST/CO Stamp 0-077-716-192 ST Tax \$640.00 CO Tax \$320.00
City Stamp 2-023-873-248 City Tax: \$6,720.00

of the City of Chicago, County of Cook,
State of Illinois.

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
John Barry
a single man,

Chicago IL

the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

PARCEL 1: UNIT 3 IN 855 N. FRANCISCO CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN CELIA BAILLERGEON'S SUBDIVISION OF LOTS 10 AND 11 IN CHARLES H. KEHL'S RESUBDIVISION OF LOTS 1 TO 12 IN GILBERT AND WALLACE SUBDIVISION OF BLOCKS 5 AND 6 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1715018065, TOGETHER WITH ITS UNDIVIDED, PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1715018065

STREET ADDRESS: 855 N. Francisco^{Aves}, Unit 3, Chicago, IL 60622

PERMANENT TAX INDEX NUMBER: 16-01-325-071-1003

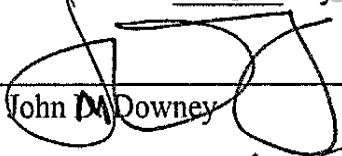
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
2011 Oct 7 1/2

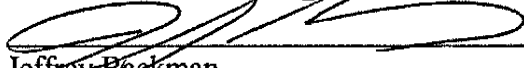
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Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

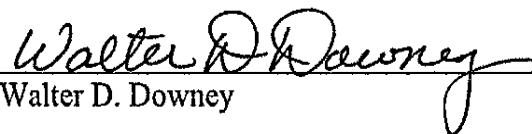
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises as forever.

DATED this 28 day of June, 2020.



John D. Downey


Jeffrey Backman



Walter D. Downey

Property of Cook County Clerk's Office

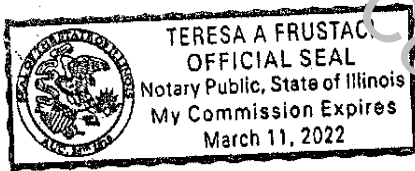
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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY John M. Downey, Jeffrey Backman and Walter D. Downey, personally known to me to be the same people whose names are 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 28 day of June, 2020.

Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

This instrument prepared by:

Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

REAL ESTATE TRANSFER TAX		02-Jul-2020
	CHICAGO:	4,800.00
	CTA:	1,920.00
	TOTAL:	6,720.00

16-01-325-071-1003 | 20200701619115 | 1-823-873-248

* Total does not include any applicable penalty or interest due.

Send subsequent tax bills to:

John Barry
855 N. Francisco, Unit 3
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		02-Jul-2020
	COUNTY:	240.00
	ILLINOIS:	640.00
	TOTAL:	960.00

16-01-325-071-1003 | 20200701619115 | 0-077-716-192

Mail to:

John Barry
855 N Francisco # 3
Chicago, IL 60622

OR RECORDER'S OFFICE BOX NO. _____