

# UNOFFICIAL COPY

Doc#: 2028022052 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/06/2020 02:14 PM Pg: 1 of 2

**AFTER RECORDING MAIL TO:**

Michael H Wasserman PC  
105 W. Madison Street  
Suite 401  
Chicago, IL 60602

Dec ID 20200801654760  
ST/CO Stamp 1-241-027-040  
City Stamp 0-776-835-552

**SEND SUBSEQUENT TAX BILLS TO:**

Stephen Byrd and Kimberley Byrd  
35080 N Oak Knoll Circle  
Gurnee, IL 60031

Above Space for Recorder's Use Only

## WARRANTY DEED

ATA / GMT Title Agency  
85 W. Algonquin Road, Suite 120 Statutory (ILLINOIS)  
Arlington Heights, IL 60005 General  
File # Accom 1434 Carmen

THE GRANTORS, **Charlotte Byrd**, a **single person**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, **Convey and Warrant** to GRANTEES, Stephen Byrd and Kimberley Byrd, married to each other, of Gurnee, Illinois the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

Parcel 1: Unit Number 1434-1 in the Carmen Court Condominium, as delineated on a survey of the following described tract of Land: Lots 25 and 26 in the Subdivision of Block 6 in Chytraus Addition to Argyle and of Lot 44 in Brown's Second Addition to Argyle in the Southwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit to the Declaration of Condominium recorded as document number 0508039015; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to use of Parking Space P2 as a limited common element as delineated on the survey attached to the Declaration aforesaid recorded March 21, 2005 as document number 0508039015.

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

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**SUBJECT TO:** 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.

**Permanent Index Number(s):** 14-08-304-057-1001

**Property Address:** 1434 W Carmen Avenue Unit 1, Chicago, IL 60640

IN WITNESS WHEREOF, Grantors have signed and sealed this Warranty Deed this 30 day of July 2020

*Charlotte M Byrd*  
 \_\_\_\_\_  
**CHARLOTTE BYRD**

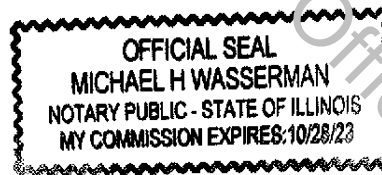
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, Charlotte Byrd, 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.

Given under my hand and official seal, this 30 day of July 2020

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

Commission expires: \_\_\_\_\_



**This instrument was prepared by:**  
 Law Office of Michael H. Wasserman, P.C.  
 105 West Madison Street, Suite 401  
 Chicago, Illinois 60602  
 (312) 726-1512  
[www.mhwasserman.com](http://www.mhwasserman.com)