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Doc# 2032207488 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 02:20 PM Pg: 1 of 3

Dec ID 20201001625292
ST/CO Stamp 0-987-182-048 ST Tax \$877.50 CO Tax \$438.75
City Stamp 0-966-808-544 City Tax: \$9,213.75

WARRANTY DEED

THE GRANTORS,
JAMES PATRICK HOLDEN and
JULIA HOLDEN,
husband and wife, of,
1517 W. Byron St., Unit 1
Chicago, IL 60613

Above space for Recorder's use only

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt and sufficiency of which is hereby duly acknowledged, CONVEY(S) and WARRANT(S) unto

KYLE BRIAN DUFFY and LUCIE DUFFY: Husband and wife
3916 N. Hermitage
Chicago, IL 60613

husband and wife, as tenants by the entirety, the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 TENANTS BY THE ENTIRETY forever. SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-20-105-054-1001

Address of Real Estate: 1517 W. Byron St., Unit 1, Chicago, IL 60613

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LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 14-20-105-054-1001

Property Address:

1517 West Byron Street, Unit 1, Chicago, IL 60613

Legal Description:

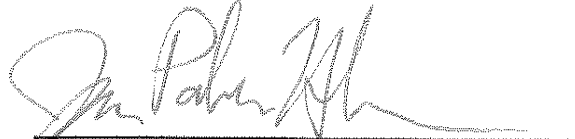
Parcel 1: Unit Number 1 in 1517 West Byron Condominium, as delineated on a survey of the following described tract of land: Lot 4 (except the East 20 feet thereof) in Block 6 in Lake View High School Subdivision being a subdivision of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0606010023; together with its undivided percentage interest in the common elements in Cook County, Illinois.

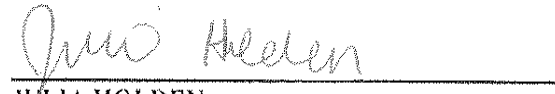
Parcel 2; The exclusive right to the use of Deck, P-1, P-2 and S-1, limited common elements as delineated on the Survey attached to the aforesaid Declaration.

Property of Cook County Clerk's Office

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DATED this 13 day of October, 2020

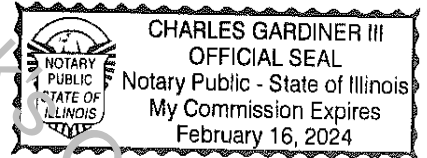

JAMES PATRICK HOLDEN


JULIA HOLDEN

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 that JAMES PATRICK HOLDEN and JULIA HOLDEN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 13th day of October, 2020


NOTARY PUBLIC



This instrument was prepared by:

Richard P. Sora
Law Office of Richard P. Sora,
350 S. Northwest Highway, Ste. 300
Park Ridge, IL 60068

Mail to and Send Subsequent Tax Bills To:

Kyle Brian Duffy and Lucie Duffy
1517 W. Byron St., Unit 1
Chicago, IL 60613