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PREPARED BY:

Mark T. Rodriguez
364 Pennsylvania
Glen Ellyn, IL 60137

Doc#: 2032321384 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2020 04:18 PM Pg: 1 of 2

Dec ID 20201001624590

ST/CO Stamp 0-045-429-728 ST Tax \$389.00 CO Tax \$194.50
City Stamp 2-115-063-264 City Tax: \$4,084.50

MAIL TAX BILL TO:

Joshua Cook
1435 W. Catalpa Ave., Unit 1
Chicago, IL 60640

MAIL RECORDED DEED TO:

Harley Rosenthal
3700 W. Devon Ave., Ste. E
Lincolnwood, IL 60712-1103

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Andrea S. Hird, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Joshua Cook, a single man of Chicago, IL, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1435-1 IN THE LE ARBRE RUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND LOT 19 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 20 (EXCEPT THE WEST 4 FEET THEREOF) IN BLOCK 1 IN FEINBERG'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF LOT 1 OF EDSON SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1991 AS DOCUMENT NUMBER 91649470; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 91649470.

Permanent Index Number(s): 14-08-108-051-1002

Property Address: 1435 W. Catalpa Ave., Unit 1, Chicago, IL 60640

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 6th day of October, 2020

(X)

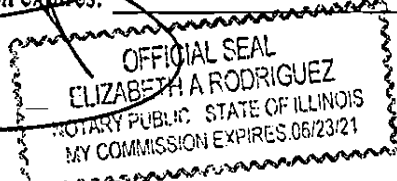
Andrea S. Hird
Andrea S. Hird

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STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrea S. Hird, divorced and not since remarried, 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 she signed, sealed and delivered the said instrument, as his 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 notarial seal, this 6th day of October, 2020

Notary Public
My commission expires: _____


Property of Cook County Clerk's Office