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20-63659

WARRANTY DEED

Doc#: 2033804068 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/03/2020 02:58 PM Pg: 1 of 3

Dec ID 20201101656490
ST/CO Stamp 2-121-952-224 ST Tax \$320.00 CO Tax \$160.00
City Stamp 1-048-210-400 City Tax: \$3,360.00

THE GRANTORS,

(The space above for Recorder's use only)

ANDREW RICE, a/k/a ANDREW M. RICE, married to Nicholas J. Brammann, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS to Leona S. Rubin, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in Cook County, Illinois, commonly known as 1402 W. Foster Avenue, Unit 3, Chicago, Illinois 60640, legally described as follows:

(See attached Exhibit "A", attached hereto and made a part hereof.)

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing.


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

Permanent Index Number (PIN): 14-08-124-057-1004

Address(es) of Real Estate: 1402 W. Foster Avenue, Unit 3, Chicago, IL 60640

Dated this 3rd day of November, 2020.


Andrew Rice, a/k/a Andrew M. Rice


Nicholas J. Brammann, signing for the sole purpose of waiving his homestead rights

North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189

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EXHIBIT "A"

PARCEL 1:

UNIT 1402-3 IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S.H. KERFOOTS RE SUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION 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 AS DOCUMENT NUMBER 21009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE FOLLOWING AMENDMENT TO DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030038375.

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