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Doc# 2033933070 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2020 12:26 PM PG: 1 OF 2

**PREPARED BY:**

Matthew Howeth  
Wifler Law Group, PC  
103 W. Gilmer Road  
Hawthorn Woods, IL 60047

**MAIL TAX BILL TO:**

Zachary Richard  
Sophia Falmagne  
2900 W. Lyndale St., Unit 1,  
Chicago, IL 60647-2048

**MAIL RECORDED DEED TO:**

Same as above  
Chicago Title

## TENANCY IN COMMON WARRANTY DEED

209NW119242UH NB  
1 of 2

### Statutory (Illinois)

THE GRANTOR(S), **Ryan Conlon and Courtney Conlon, husband and wife**, 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 **Zachary Richard, a single man**, as to an undivided 38% interest, and **Sophia Falmagne, a single woman**, as to an undivided 62% interest, of 728 W. Jackson Blvd., Chicago, IL 60661, not as Tenants by the Entirety nor as Joint Tenants but as Tenants in Common, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

\* spouse

PARCEL 1: UNIT NUMBER 1 IN THE 2900 W. LYNDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1/2 OF LOT 13 AND LOT 14 IN BLOCK I IN J. JOHNSTON JR.'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1708019002 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-1 AND P-1A AND ROOF RIGHTS R-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1708019002.

Permanent Index Number(s): 13-36-107-100-1001

Property Address: 2900 W. Lyndale St., Unit 1, Chicago, IL 60647-2048

Subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs, or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS BY THE ENTIRETY, but as TENANTS IN COMMON forever.

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Dated this 2 day of November, 2020

[Signature] Ryan Conlon

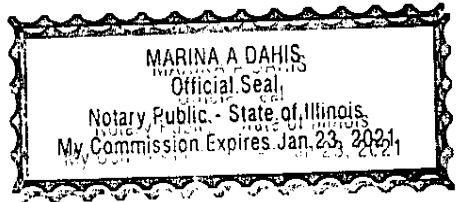
[Signature] Courtney Conlon

STATE OF Illinois )
COUNTY OF Lake ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ryan Conlon and Courtney Conlon, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of November, 2020.

[Signature] Notary Public



My commission expires: 01.23.2021

Table with 2 columns: Tax Type, Amount. Rows: REAL ESTATE TRANSFER TAX (07-Nov-2020), CHICAGO (5,887.50), CTA (2,355.00), TOTAL (8,242.50)

13-36-107-100-1001 | 20201101651277 | 0-640-512-992
\* Total does not include any applicable penalty or interest due.

Table with 2 columns: Tax Type, Amount. Rows: REAL ESTATE TRANSFER TAX (07-Nov-2020), COUNTY (392.50), ILLINOIS (785.00), TOTAL (1,177.50)

13-36-107-100-1001 | 20201101651277 | 1-397-427-168