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Doc# 2105355232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 12:40 PM Pg: 1 of 4

Dec ID 20210201628087
ST/CO Stamp 0-376-259-600 ST Tax \$345.50 CO Tax \$172.75
City Stamp 0-253-649-936 City Tax: \$3,627.75

PT20-67321

10F2

WARRANTY DEED

Grantor, Maeve Lawler and Anthony Flam, wife and husband, of 5740 N. Ridge Avenue, Unit 1N, Chicago, County of Cook, Illinois, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Sean Sullivan and Cassandra Phillips, * _____ of Chicago IL, the Real Estate located at and commonly known as:

5740 N. Ridge Avenue, Unit 1N, Chicago, Illinois 60660;

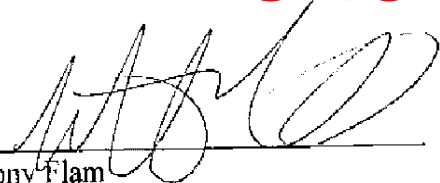
P.I.N.: 14-05-322-015-1003

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

* HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, NOR AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY FOREVER

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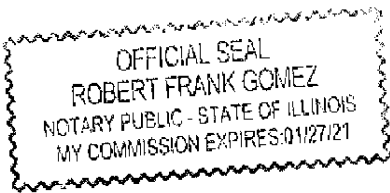



Anthony Flam

STATE OF IL)
) SS.
COUNTY OF COOK)

I, Robert Frank Gomez, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Anthony Flam, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of JAN., 2021.

NOTARY PUBLIC

OFFICE OF COOK COUNTY CLERK'S OFFICE

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Maeve Lawler
Maeve Lawler

STATE OF IL)
) SS.
COUNTY OF COOK)

I, Robert Frank Gomez, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Maeve Lawler, personally known to me to be the same persons whose name is subscribed in 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 25 day of JAN., 2021.

Robert Frank Gomez

NOTARY PUBLIC



Cook County Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

Unit 1N in the Ridge Corner Condominium as delineated on the survey of the following described real estate:

Lot 2 in C. R. Stave's Addition to Edgewater in the Southwest 1/4 of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian;

Which survey is attached as exhibit "A" to the declaration of Condominium, recorded January 26, 2007 as document 0702615069; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-4 and S-1, limited common elements, as delineated on the survey attached to the declaration of condominium, recorded January 26, 2007 as document 0702615069.

Mail Deed:

5740 N Ridge Ave 1N
Chicago IL 60660
Sean Sullivan + Cassandra Phillips

Mail Tax Bill:

5740 N Ridge Ave 1N
Chicago, IL 60660
Sean Sullivan + Cassandra Phillips

This instrument was prepared by:

Namit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601