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1 of 2
PT 21-70946

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2119033150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/09/2021 02:15 PM Pg: 1 of 3

Dec ID 20210501649845
ST/CO Stamp 1-285-536-016 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-795-823-888 City Tax: \$4,462.50

Property of Cook County Clerk's Office

THE GRANTORS, Nadia Virjee, an unmarried person, and Jonathan Murray, an unmarried person, ~~XX~~
for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable
consideration, CONVEY and WARRANT to GRANTEE Brett A. Floyd, A SINGLE MAN of
in fee simple, the following described real estate situated in the County of Cook, in the State of
Illinois, to wit: *1541 W. Wolfer Street, Chicago, IL 60642*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 16-01-207-053-1001

Property Address: 1522 N. Western Avenue #2, Chicago, IL 60627

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and
general taxes for the 2nd installment of 2020 and subsequent years.

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

~~XX~~ 1680 N. Ada - Chicago IL 60642

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Exhibit A

Parcel 1:

Proposed Unit 2 in the 1522 N. Western Condominium as delineated on a survey of the following described real estate:

Lot 39 in Block 1 in Winslow, Jacobson, and Tallman's Subdivision of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; excepting therefrom that portion delineated and shown on the survey as retail property/commercial space "C-1"; (except that part lying East of a line 50 feet West of and parallel with the East Line of said Section 1 taken by the City of Chicago by condemnation proceedings for Widening of North Western Avenue) in Cook County, Illinois which survey is attached as exhibit "D" to the declaration of Condominium recorded as document number 1315510097, 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-2), a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document number 1315510097. For Units 2 and 3: The right to the use of Roof Deck R-1; as delineated on the survey attached to the declaration aforesaid recorded as document number 1315510097.

Parcel 3:

Non-exclusive easements for the benefit of parcel 1 for Ingress, egress, use and enjoyment as created by operation and reciprocal easement agreement recorded as document number 1315510098.