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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

THE GRANTORS, Nadia Virjee, an unmarried person, and Jonathan Murray, an unmarried person, for and in consideration of Ten and 00/100 Delbars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRAY IEE Brett A. Floyd, Resident MAA of

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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 60622

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easome its, 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.

** 1680 N. Ada. Chicago IL 60042

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Dated this 19 day of May, 2021.
Nadia Virjee
Jonathan Murray
STATE OF (C) (SS) COUNTY OF (C) (C)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nadia Virjee and Jonathan Murray, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and

purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL LAUREN E KING NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/27/23

MAIL RECORDED DEED TO:

Brett A Floyd 1522 N. Western Avenue #2 Chicago, 12 60622

SEND SUBSEQUENT TAX BILLS TO:

Brett A. Floyd 1522 N. Western Avenue #2 Chicago, IL 60622

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, 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 'ne 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 percel 1 for Ingress, egress, use and enjoyment as created by operation and reciprocal easement agreement recorded as document number 1315510098.

Legal Description PT21-70966/53