

PT21-72101  
1 of 2

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Doc# 2120220237 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 09:28 AM Pg: 1 of 3

Dec ID 20210601664782  
ST/CO Stamp 1-772-817-680 ST Tax \$507.00 CO Tax \$253.50  
City Stamp 0-241-175-824 City Tax: \$5,594.93

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Kelsey Young and Raymond A. Young, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE Joseph Platt, 5009 N. Winchester Ave, Apt 1, Chicago,

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:** 14-20-322-050-1002

**Property Address:** 1326 W. School Street #2, Chicago, IL 60657

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and bylaws, and general taxes for the 2<sup>nd</sup> 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.



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## EXHIBIT A - LEGAL DESCRIPTION

**Parcel 1:**

Unit 2 in the 1326 West School Street Condominium as delineated on a survey of the following described Land: Lot 18 in Block 2 in William J. Goudy's Subdivision of that part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 40 North Range 14, East of the Third Principal Meridian, lying West of the right of way of the Chicago Evanston and Lake Superior Railroad, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded June 25, 1996 as document number 96490054, together with its undivided percentage interest in the common elements.

**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 96490054.