PT21-72101

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WARRANTY DEED ILLINOIS STATUTORY

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

THE GRANTORS, Kelsey Young and Raymond A. Young, husband and wife, for and in consideration of Ten and 00/100 Pollers (\$10.00), and other good and valuable consideration. CONVEY and WARRANT to GRANTEF Joseph Platt, Soon N. W. Achersee April 10.000,

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

SEE LEGAL DESCRIPTION ATTACHED HEXETO AND MADE A PART HEREOF

Property Index Number:

14-20-322-050-1002

Property Address:

1326 W. School Street #2, Chica 30, IJ. 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 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.

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Dated this _____ day of _______, 2021.

Kelsey Young

Raymond A. Young

STATE OF ILLUMS) SECOUNTY OF OOK)

I, the undersigned, a Notery Public in and for said County, in the State aforesaid, CERTIFY THAT Kelsey Young and Raymond A. Young, 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
CHRISTIAN J LEONARD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/12/24

Notary Public

MAIL RECORDED DEED TO:

Joseph Platt 1326 W. School St.#2 Chicuso, IL 60657 SEND SUBSEQUENT TAX BIL1 5 TO:

0/2/5

Joseph Platt 1326 W. School Street #2 Chicago, IL 60657

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642

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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:

Cook County Clerk's Office 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.

PT21-72101/73 Legal Description