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Doc#: 2124455466 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 04:03 PM Pg: 1 of 3

Dec ID 20210801656277
ST/CO Stamp 0-706-627-344 ST Tax \$459.00 CO Tax \$229.50
City Stamp 0-067-471-120 City Tax: \$4,819.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Erdi T. Halici
1319 N. Bosworth Ave,
Unit 3,
Chicago, IL 60642

Chicago Title

2165A941129AH
1 of 2

(The Above Space for Recorder's Use Only)

THE GRANTOR Erdi T. Halici, a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Brett Kaplan and Lauren Less, _____, whose address is _____,

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

_____ Individually

_____ as Tenants in Common

X as Joint Tenants

_____ ~~not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety~~

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

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-05-116-119-1003

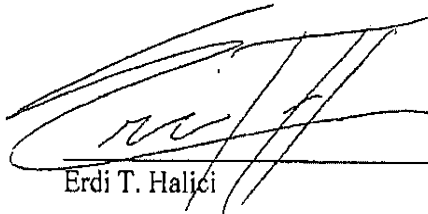
Property Address: 1319 N. Bosworth Ave, Unit 3, Chicago, IL 60642

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

This is NOT homestead property.

Dated AUGUST 20, 2021.

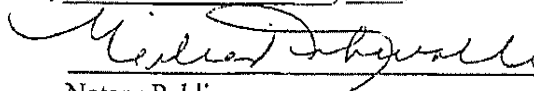
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 Erdi T. Halici

STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erdi T. Halici personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, August 20, 2021.


 Notary Public

THIS INSTRUMENT PREPARED BY
 Wilde Law Group
 1016 W. Jackson Blvd.
 Chicago, IL 60607



MAIL TO:

Sherwood Law Group LLC
 218 N. Jefferson Ave
 Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Brett Kaplan and Lauren Less
 1319 N. Bosworth Ave
 Unit 3
 Chicago, IL 60642

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LEGAL DESCRIPTION

Order No.: 21GSA941429HH

For APN/Parcel ID(s): 17-05-116-119-1003

PARCEL 1: UNIT 3 IN 1319 BOSWORTH CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 3.83 FEET OF LOT 20 AND ALL OF LOT 21 IN HURFORD'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" IN THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 2003 AS DOCUMENT NUMBER 0030376081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office