

UNOFFICIAL COPY

Doc#: 2127125200 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/28/2021 12:20 PM Pg: 1 of 3

Dec ID 20210801640899

ST/CO Stamp 0-983-215-888 ST Tax \$320.00 CO Tax \$160.00

City Stamp 1-520-086-800 City Tax: \$3,360.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

PT21-74262FA 1/2

THE GRANTOR Barbara J. Flanigan, a divorced woman not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Lynn Lee, a single woman, of 765 W. Adams, Unit 704, Chicago, IL 60661, 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): 17-08-443-042-1052

Property Address: 1141 W. Washington Blvd., Unit 224, PS 54, Chicago, IL 60607

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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing,

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

UNOFFICIAL COPY

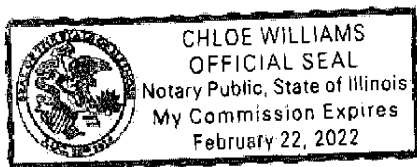
Dated this 19 day of August, 2021.

X Barbara J. Flanigan (Seal)
Barbara J. Flanigan

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara J. Flanigan 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 she signed, sealed and delivered in the instrument as her 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 this 19 day of August, 2021.



Chloe Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Mazek Law Group, LLC
3805 N. Lincoln Ave.
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Lynn Lee
1141 W. Washington Blvd., Unit 224
Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1:

Unit Number 224 in the Block X Condominium, as delineated on a Survey of the following described tract of Land:

Lots 1 through 11 in Carpenter and Strong's Resubdivision of Lots 1 to 10 in Subdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, and Lots 12, 13, 16, 17, 20, 21 and 24 in Carpenter's Resubdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, and Lots 1 to 8 in the Subdivision of Lots 11, 14, 15, 18, 19, 22 and 23 in Carpenter's Resubdivision of Block 47 in Carpenter's Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 98977346, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-54, a limited common element, as set forth on the Survey attached to the Declaration of Condominium recorded as Document No. 98977346.

Property of Cook County Clerk's Office