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PT21-77361 1/1

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2128655319 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2021 03:30 PM Pg: 1 of 3

Dec ID 20211001601976
ST/CO Stamp 2-098-997-392 ST Tax \$635.00 CO Tax \$317.50
City Stamp 0-142-026-896 City Tax: \$6,667.50

THE GRANTORS, Kevin Binkley and Aaryn Thompson, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEES John Patrick Neenan, an unmarried person,

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 Numbers: 17-10-206-035-1038
17-10-206-035-1263

Property Address: 600 N. Fairbanks Court #1707 & P13, Chicago, IL 60611

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.

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Legal Description

Units 1707 and P 11-3 in 600 North Fairbanks Condominium as delineated on a survey of the following legal description:

Parcel 1:

Lots 24, 25 and 26 in sub-Block 1 in the Subdivision of Block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of +246.73 feet Chicago City Datum, in Cook County, Illinois.

Parcel 2:

That part of Lots 19 to 23 both inclusive in Block 1 in the Subdivision of Block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane having an elevation of +97.60 feet Chicago City Datum, and lying below a horizontal plane having an elevation +246.73 feet Chicago City Datum, in Cook County, Illinois.

Parcel 3:

That part of Lots 19 to 26 both inclusive in Block 1 in the Subdivision of Block 31 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane having an elevation of +246.73 feet Chicago City Datum, and lying below a horizontal plane having an elevation +354.00 feet Chicago City Datum, in Cook County, Illinois. As delineated on the Plat of Survey attached as Exhibit "B" to the Declaration of Condominium recorded as document 0730615045 together with its undivided percentage interest in the common elements.