UNOFFICIAL COPY

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 state 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 & Pt. 3. Chicago, IL 60611

SUBJECT TO: Covenants, conditions and restrictions of record; public and nility 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 20, 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 day of 6 TOBER, 2021.	
Karin Bilday	
Kevin Binkley	
andl	
Aaryn Thompson	
STATE OF TL COUNTY OF SS	
I, the undersigned, a Notary Public in and for said Kevin Binkley and Aaryn Thompton, personally k are subscribed to the foregoing instrument, appeare that they signed, sealed and delivered this instrument, purposes therein set forth, including the release and	nown to me to be the same persons whose names ed before me this day in person, and acknowledged ent as a free and voluntary act, for the uses and
Given under my hand and no aria!	ceal, this <u>l</u> day of <u>October</u> , 2021.
	Charles Bordell Notary Public
	Question and a second
	OFFICIAL SEAL Charles Berdell NCIARY PUBLIC, STATE OF ILLINOIS My Commission Expires 12-02-2024
	0,50
MAIL RECORDED DEED TO:	SEND SUBSEQUENT TAX BILLS TO:
Joseph P. Hudata ID	John Patrick Neenan

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601

600 N. Fairbanks Court #1707

Chicago, IL 60611

Joseph P. Hudetz, S.P. 1025. Wynstone Pk Dr North Barrington, IL 60010

UNOFFICIAL COPY

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 Lot 13 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 Cock 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.

Legal Description PT21-77361/54