

UNOFFICIAL COPY

Doc#: 2130710389 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 03:48 PM Pg: 1 of 3

Dec ID 20211001624096
ST/CO Stamp 1-045-279-888 ST Tax \$470.00 CO Tax \$235.00
City Stamp 0-109-212-816 City Tax: \$4,935.00

PT21-74495 1/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, James Sims and Sarah Spellman, nka Sarah Sims, husband and wife, of the City of Chicago, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Joseph Rosen, Karen A. Yarbrough of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 16-01-407-058-1002

Address of Real Estate: 2423 West Haddon Avenue, Unit 2
Chicago, IL 60622

Dated this 26th day of October, 2021.

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James Sims
James Sims

Sarah E Sims
Sarah Spellman, nka Sarah Sims

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Sims and Sarah Sims are 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 the said instrument as their 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 official seal, this 26 day of October, 2021.

[Signature] (Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60602

Mail To: 2423 W Hudson #2 60622 Chicago IL

Name & Address of Taxpayer: Joseph Boson
2423 W Hudson #2 60622

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EXHIBIT A

PARCEL 1:

UNIT 2 IN THE 2423 W. HADDON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 IN GROSS' SECOND HUMBOLDT ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 25 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 1834306020, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 1834306020.

16-01-407-058-1002