

# UNOFFICIAL COPY

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**PREPARED BY:**

Jim L. Stortzum  
10725 West 159th Street  
Orland Park, IL 60467

Doc#: 2204612056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2022 06:38 AM Pg: 1 of 2

Dec ID 20220101612237  
ST/CO Stamp 1-374-282-128 ST Tax \$139.00 CO Tax \$69.50  
City Stamp 0-300-540-304 City Tax: \$1,459.50

**MAIL TAX BILL TO:**

Patrick Cunningham  
10506 S Artesian Ave Condo 1W  
Chicago, IL 60655

**MAIL RECORDED DEED TO:**

Dennis Fox  
9733 Oak Park Ave  
Oak Lawn, Illinois 60453

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Ronald J. Byrne, a single person of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Patrick Cunningham, of Chicago, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

*\* a single man*

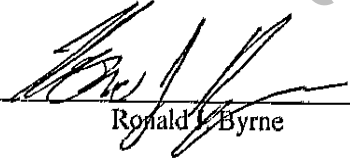
UNIT NUMBER 1W AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN BLOCK 3 IN C. RUETER AND COMPANY'S MORGAN PARK MANOR, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1922 AS DOCUMENT 7662035, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR "WESTRIDGE CONDOMINIUMS" MADE BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1994 AND KNOWN AS TRUST NUMBER 14265 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96401294 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 24-13-223-032-1004  
Property Address: 10506 S Artesian Ave Condo 1W, Chicago, IL 60655

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 28th day of January, 2022

  
\_\_\_\_\_  
Ronald J. Byrne

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ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ronald J. Byrne, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 28th day of January, 2022

  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office