# INOFFICIAL C

WARRANTY DEED

**AFTER RECORDING MAIL TO:** 

Mark Edison, Esq. Attorney at Law 1415 W. 22nd Street, Tower Floor Oakbrook, IL 60523

MAIL REAL ESTATE TAX BILL TO:

Todd Lane and Catherine Maxwell 1301 W. Washington Blvd., Unit 207 23CNW764670 K

Chicago, IL 60607

Doc#. 2207407091 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/15/2022 06:31 AM Pg: 1 of 3

Dec ID 20220101603378

ST/CO Stamp 0-184-685-968 ST Tax \$615.00 CO Tax \$307.50

City Stamp 0-470-541-712 City Tax: \$6,457.50

(Reserved for Recorders Use Only)

THE GRANTOR: Mark Irwin, a single man, of 2337 N. Spaulding, Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Todd Lane and Catherine Maxwell, husband and wife, of Chicago Diunous \_, to have and to hold. as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1301 W. Washington Biva, Unit 207, Chicago, IL 60607

PIN:

17-08-336-043-1007

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

2207407091 Page: 2 of 3.

# **UNOFFICIAL COPY**

DATED this 12th day of Ebruary	, 2022.
Mark Irwin	
STATE OF)	
COUNTY OF	

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Irwin, 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 individually acknowledged that he signed and delivered the said instrument as his 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 and day of forces

Noter Public

NAME AND ADDRESS OF PREPARER:

David Frank Attorney at Law 1211 Landwehr Rd. Northbrook, IL 60062

OFFICIAL SEAL LORI A STRANG NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 7/71, 7L25

2207407091 Page: 3 of 3

## **UNOFFICIAL COPY**



### LEGAL DESCRIPTION

Order No.: 22CNW764670NB

For APN/Parcel ID(s): 17-08-336-043-1007

PARCEL 1:

UNIT NUMBER 207 IN THE WASHINGTON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 8 (EXCEPT THAT PART THEREOF USED BY THE PUBLIC AS AN ALLEY) IN EASTMAN'S SUBDIVISION OF PART OF LOTS 7 AND 8 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00002124; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE RIGHT TO THE USE OF G-34, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.