

# UNOFFICIAL COPY

Doc#: 2208028442 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2022 03:54 PM Pg: 1 of 3

Dec ID 20220301647911  
ST/CO Stamp 0-266-931-600 ST Tax \$337.00 CO Tax \$168.50  
City Stamp 1-524-239-760 City Tax: \$3,538.50

## WARRANTY DEED ILLINOIS STATUTORY

G C 2200 2983 1/A  
**FIDELITY NATIONAL TITLE**

THE GRANTOR, Matthew Freeman, a single person, of 1514 N Bosworth Ave, Unit 3, the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to JDB Properties, LLC, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.


**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; condominium 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.



Permanent Real Estate Index Number: 17-05-101-090-1003  
Ave

Address of Real Estate: 1541 N Bosworth, Unit 3, Chicago, IL 60642

Dated this 5th day of March 2022

REAL ESTATE TRANSFER TAX		16-Mar-2022
	CHICAGO:	2,527.50
	CTA:	1,011.00
	TOTAL:	3,538.50 *

17-05-101-090-1003 | 20220301647911 | 1-524-239-760  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Mar-2022
	COUNTY:	168.50
	ILLINOIS:	337.00
	TOTAL:	505.50

17-05-101-090-1003 | 20220301647911 | 0-266-931-600

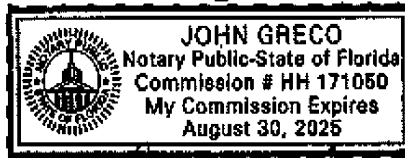
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Matthew Freeman  
Matthew Freeman

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew Freeman, 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 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 5<sup>th</sup> day of March 2022.



*John Greco*  
(Notary Public)

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**Prepared By:** Thomas J. Scannell  
9901 S. Western Avenue, Suite 100  
Chicago, Illinois 60643

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**Mail To:**  
Donna Duffy  
The Prospect Law Group, LLC  
41 S Prospect Ave Suite 201  
Park Ridge, IL 60068

**Name & Address of Taxpayer:**  
JDB Properties, LLC  
1541 N Bosworth, Unit 3,  
Chicago, IL 60642

**GRANTEES ADDRESS**

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## EXHIBIT A

### PARCEL 1:

UNIT 3 IN THE 1541 NORTH BOSWORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2009 AS DOCUMENT NUMBER 0912434026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0912434026.

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