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Doc#. 2209742352 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/07/2022 03:59 PM Pg: 1 of 3

Dec ID 20220301663859

ST/CO Stamp 0-949-797-776 ST Tax \$845.00 CO Tax \$422.50

City Stamp 0-102-900-624 City Tax: \$8,872.50

This Instrument prepared by:

Frank J. Callero, Esq. Attorney At Law 472 W Superior St Chicago, tilhois 60654

After recording return to:

Scan M. Byrne Attorney at Law 1050 W Hubbard St, Suite 3W Chicago, Illinois 60642

Chicago Title GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of April 1, 2022, from Tyler Weston, a single person ("Grantor"), to Cole Hanlin and Ashley Fan'in, his was a few of the color of the co

WITNESSETH, that said Grantor, in consideration of Ter and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit (the "Property"):

Legal Description:

See Exhibit A attached hereto and made a part hereof

Address of Property:

1822 W Rice St, Unit 1, Chicago, IL 60622

PIN(S):

17-06-435-066-1001

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property.

TO HAVE AND TO HOLD the Property as above described unto the Grantee forever.

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

SUBJECT TO all covenants, conditions and restrictions of record; all building lines and easements; all public and utility easements; all acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed or unconfirmed; all condominium

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declarations and bylaws; and all general real estate taxes not yet due and payable as of the date hereof (collectively, the "Permitted Exceptions").

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that Grantor and its predecessors in interest have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WELREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.

Tyler Weston

STATE OF ILLINOIS

));SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tyler Weston, personally known to me to be the spane persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and each acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal as of April 1, 2022

Notary Public

My Commission Expires:

Mail subsequent tax bills to:

Cole Hanlin and Ashley Hanlin 1822 W Rice St, Unit 1 Chicago, IL 60622 OFFICIAL SEAL
F J CALLERO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/14/24

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LEGAL DESCRIPTION

Order No: 22GSA342049LP

For APN/Farce\ ID(s): 17-06-435-066-1001

UNIT NO. 1, IN 1822 RICE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN THE SUBDIV.SION OF THE NORTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THERP PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS RECORDED AS DOCUMENT NUMBER 1918434009 AS AN ENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST LN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND GARAGE ROOFTOP DECK IDENTIFIED AS LCE TO UNIT 1, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AC DOCUMENT NUMBER 1918434009, IN COOK COUNTY, ILLINOIS