

UNOFFICIAL COPY

Doc#: 2216417007 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/13/2022 09:24 AM Pg: 1 of 2

Dec ID 20220501624285

ST/CO Stamp 0-841-556-048 ST Tax \$435.00 CO Tax \$217.50

City Stamp 1-378-426-960 City Tax: \$4,567.50

DOCUMENT PREPARED BY:

Donald C. Battaglia
5543 W. Diversey Ave.
Chicago, IL 60639

MAIL TAX BILL TO:

Andrew Feichter
1347 N. Sedgwick 2N
Chicago, IL 60610

MAIL RECORDED DEED TO:

File # 228-0718

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Scott Simon, a Single man, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Andrew Feichter, of the City of Chicago, State of Illinois, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NO. 1349-2 IN THE 1347-1349 NORTH SEDGWICK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN OGDEN'S RESUBDIVISION OF LOTS 154, 155, 156, 157 AND PART OF LOT 158, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09056258, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P5, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09056258.

Permanent Index Number(s): **17-04-212-042-1004**

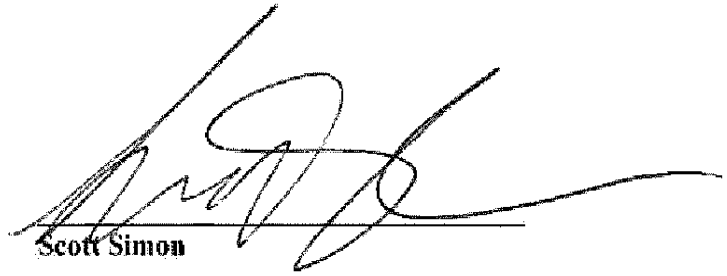
Property Address: **1349 N. Sedgwick 2N, Chicago, IL 60610**

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

Subject, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

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Dated this 16, day of May, 2022

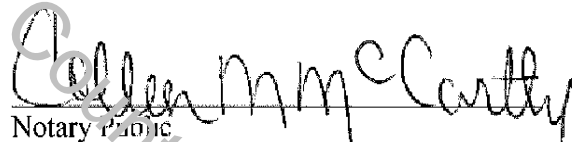

 Scott Simon

STATE OF ILLINOIS
 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Scott Simon**, 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 16, day of May, 2022




 Notary Public
 My commission expires: 6-21-23