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Doc#. 2216821300 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/17/2022 01:42 PM Pg: 1 of 3

Dec ID 20220501619620 ST/CO Stamp 0-802-824-272 ST Tax \$400.00 CO Tax \$200.00 City Stamp 0-912-703-568 City Tax: \$4,200.00

WARRANTY DEED ILLINOIS STATUTORY

D122-81082

Jase Rugales Jennifer Klima 437 W DIVISION ST Apt 700 1 woold Chicego

NAME OF TAXPAYER

Jase Ruggles & Jennfer Klima

THE GRANTOR, Patrick J. Phillips, n arried to Lauren Phillips, of 437 W Division St. Unit 708 of the City of Chicago, County of Cook, State of Ill nois for and in consideration of TEN DOLLARS AND 00/00 (10.00) in hand paid, CONVEYS AND WARRANTS to Jase Ruggles, unmarried, and Jennifer Klima, unmarried, of 210 S. DesPlaines St. Apt 209, of the City of Chicago, County of Cook, as joint tenants, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: covenants, conditions and restrictions of record, public and prility easements, acts done by or suffered through the Purchaser; condominium declaration and bylaws, and general real estate taxes not due and payable at the time of closing. Office

Permanent Index Number: 17-04-307-054-4086 and 17-04-307-054-4269 Property Address: 437 W Division Street, Unit 708, Chicago, Illinois 60610

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DATED THIS 12 DAY OF May . 2022
Patrick J. Phillips Läuren Phillips
WARRANTY DEED
STATE OF ILL TNOIS)
)SS. COUNTY OF COCK)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that PATRICK J. PHILLIPS and LAUREN PHILLIPS is/are personal known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, scaled and delivered the 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 notary seal, this
NOTARY PUBLIC: Spankle Walker
My commission expires: SPARKE WALKER OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires February 17, 2024

NAME and ADDRESS OF PREPARER: MEGHAN STOKES ATTORNEY AT LAW 3452 N KOLMAR AVE. CHICAGO, IL 60641

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LEGAL DESCRIPTION

PARCEL 1: UNITS 01-708 AND P01-061 IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AN ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHE'K WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECITON 6.3 OF THE CROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED IN SECTION 2.04 FOR THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NO. 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

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