

206 ST 813012 SL 12  
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WARRANTY DEED (Illinois)

Doc#: 2218939405 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/08/2022 02:50 PM Pg: 1 of 2

THIS DEED is made as of the 1 day of July, 2022, by and between

Dec ID 20220701671084  
ST/CO Stamp 1-223-935-056 ST Tax \$275.00 CO Tax \$137.50  
City Stamp 0-150-193-232 City Tax: \$2,887.50

JACOB M. COWAN AND  
ALISON C. BOURQUE  
HUSBAND AND WIFE  
("Grantor," whether one or more),

and

ELIZABETH J. KONDRAT  
OF CHICAGO, ILLINOIS  
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBERS 2548-2 IN THE SUNNYSIDE ON ROCKWELL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22 AND 23 IN BLOCK 18 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) LYING SOUTH OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY RIGHT OF WAY, IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0732115095, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 2548 WEST SUNNYSIDE, #2, CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): 13-13-222-035-1002


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

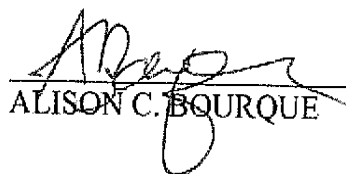
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted

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are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 1 day of July, 2022.

  
\_\_\_\_\_  
JACOB M. COWAN

  
\_\_\_\_\_  
ALISON C. BOURQUE

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Beth Kondrat, 2548 W Sunnyside Ave, Unit 2,  
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO: ELIZABETH J. KONDRAT  
2548 WEST SUNNYSIDE, #2, CHICAGO, IL 60625

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of IL )  
County of Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JACOB M. COWAN and ALISON C. BOURQUE, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of July, 2022.

Notary Public  \_\_\_\_\_

My Commission Expires: 6-19-24

