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Doc#: 2220018109 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 09:21 AM Pg: 1 of 3

Dec ID 20220701682821
ST/CO Stamp 0-997-985-360 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 1-673-137-232 City Tax: \$16,800.00

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), RDL D BUILD, LLC-1425 FULLERTON, an Illinois Limited Liability Company of the City of Norridge, Cook County, Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **Jennifer Cohen and Benjamin Cohen** of the City of Chicago, Cook County, Illinois.

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

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:

See Attached Exhibit A

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, applicable zoning laws, ordinances, regulations or subdivision indentures.

Permanent Index Number(s): (Part of) **14-32-103-001-0000; 14-32-103-002-0000**
Property Address: **1425 W. Fullerton Ave. Chicago, IL, Unit 1S, Chicago, IL 60614**

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Dated this 4 day of May, 2022.

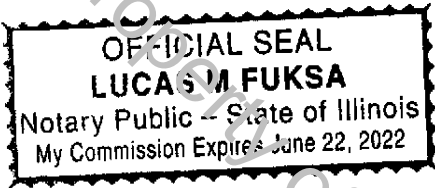

RDL D Build, LLC-1425 Fullerton
Rafal Stopa, Member

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RAFAL STOPA 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 4 day of May, 2022.



[Handwritten Signature]

 Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:
 Fuksa Khorshid, LLC
 200 W Superior St. Ste 410
 Chicago, IL 60654

MAIL TAX BILL TO: *and Retark + c.*
Jennifer and Benjamin Cohen
1425 W. Fullerton, 1S
Chicago, IL 60614

MAIL RECORDED DEED TO:

Notary Public of Cook County Clerk's Office

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301795

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1S IN 1425 W. FULLERTON AVE. CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9, 10 AND 11 IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 IN SHEFFIELD'S ADDITION CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY RDL D BULD, LLC-1425 W. FULLERTON, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2125119069, TOGETHER WITH THE UNDIVIDED PERCENTAGE OWNERSHIP INTEREST APPURTENANT THERETO.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P7, DECK 1S AND THE PORTION OF THE GARAGE DECK LABELED 1S, LIMITED COMMON ELEMENTS, AS DEFINED AND DELINEATED ON THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2125119069 AND THE SURVEY ATTACHED THERETO.

CKA: 1425 West Fullerton Avenue, Unit 1S, Chicago, IL 60614

PIN(S): 14-32-103-001-0000, 14-32-103-002-0000