22GNW93G158PLUNOFFICIAL COP

WARRANTY DEED

AFTER RECORDING MAIL TO:

David Frank Attorney at Law 3400 V. Dondee, Suite 320 Northbrook, J.L. GOOG2

Doc#, 2223855171 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/26/2022 03:34 PM Pg: 1 of 3

Dec ID 20220601638176

ST/CO Stamp 0-890-626-640 ST Tax \$350.00 CO Tax \$175.00

City Stamp 1-326-408-272 City Tax: \$3,675.00

(Reserved for Recorders Use Only)

MAIL REAL ESTAGE TAX BILL TO:

Jessica Brown Bosch and Laura Brown Jessica 7. Bosch

471 E. Bowen Ave., Unit 2 Chicago, IL 60653

THE GRANTOR: Percy Henning A Single Man, of 471 E. Bowen Ave., Unit 2, Chicago, IL 60653, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jessica \mathcal{T} . and terms Brown, Boschy Dinale Womer 3755 W. Cimball Ave #IF Change It, to have and

to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

471 E. Bowen Ave., Unit 2, Chicago, IL 60653

PIN:

20-03-216-041-1002

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

2223855171 Page: 2 of 3

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DATED this 3 day of August	, 2022.
Percy Henning	
STATE OF ILLINOIS) SS COUNTY OF CCO.() I, the undersigned, a Notary Public, in and for the CERTIFY, that Percy Hanning , personally known subscribed to the foregoing instrument, appeared acknowledged that he/she signed and delivered the voluntary act for the uses and purposes therein seright of homestead. Given under my hand and official seal this	n to me to be the same person whose name is before me this day in person and individually he said instrument as his/her free and
NAME AND ADDRESS OF PREPARER: Nick Linas Attorney at Law 5310 N. Harlem Ave., Suite 201 Chicago, IL 60656	OFFICIAL SEAL MELINDA L!!/AS NOTARY PUBLIC, STATE O. ILLIN DIC MY COMMISSION EXPIRES: DAMPLES

2223855171 Page: 3 of 3

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LEGAL DESCRIPTION

Order No. 22GNW939158PK

For APN/Parce/JD(s): 20-03-216-041-1002

Parcel 1: Unit 2 together with its undivided percentage interest in the common elements in the 471 East Bowen Condominium as Jelineated and defined in the declaration recorded as Document No. 0603219037, in Lot 1 and the East 5 feet of Lot 2 in Subdivision of the South 10 feet of Lot 1 and all of Lots 2, 3 and 4 in Block 2 in Jennings Subdivision of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 (except the North 10 acres thereof) of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use for parking purposes in and to parking space No. P-2, a limited common element, as set forth and defined in said Declaration of Condominium and Survey Attached Thereto, in Cook County, Illinois.