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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

WARRANTY DEED

AFTER RECORDING MAIL TO:

David Frank, Attorney at Law
3400 W. Dundee, Suite 320
Northbrook, IL 60062

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

~~Jessica Brown Bosch and Laura Brown~~ Jessica T. Bosch
471 E. Bowen Ave., Unit 2
Chicago, IL 60653

THE GRANTOR: Percy Henning, 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 T. Brown Bosch~~ Single woman and ~~Laura Brown~~, J, of 3755 W. Kimball Ave #1E, Chicago, IL 60618, 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.

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No. 22GNW939158PK

For APN/Parcel ID(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 delineated 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.

Cook County Clerk's Office