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Doc#. 2234845115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 12:17 PM Pg: 1 of 3

PT22-88286 1/1
WARRANTY DEED

AFTER RECORDING MAIL TO:

Bradford Miller Law
10 S. LaSalle #2220
Chicago, IL 60603

Dec ID 20221101693274
ST/CO Stamp 2-027-398-480 ST Tax \$610.00 CO Tax \$305.00
City Stamp 0-785-409-360 City Tax: \$6,405.00

MAIL REAL ESTATE TAX BILL TO:

Arthur Eddy
1436 W. Wolfram St., Unit C
Chicago, IL 60657

THE GRANTOR: Ryan A. Fallows and Taylor Fallows, married to each other, 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 **Arthur Eddy and Shiyu Hou**, married, as tenants by the entirety, 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: 1436 W. Wolfram St., Unit C, Chicago, IL 60657
PIN: 14-29-125-052-1003

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.

PROPER TITLE, LLC

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DATED this 11th day of November, 2022.

[Signature]
Ryan A. Fallows

[Signature]
Taylor Fallows

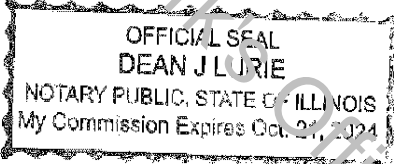
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Ryan A. Fallows and Taylor Fallows**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 11th day of November, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
Dean J. Lurie
Attorney at Law
1 E. Wacker Dr., Suite 2610
Chicago, IL 60601



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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

Unit C in Wolfram Suites Condominium Association, as delineated on a survey of the following described real estate:

Lot 38 in McClelland's Resubdivision of Block 6 in William Lillard Heirs of Michael Diversey Subdivision in the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium ownership recorded on October 11, 1994 as Document 94873226, together with its undivided percentage interest in the common elements, all located in Cook County, Illinois.

Parcel 2:

The right to use Garage Space P-3 in Wolfram Suites Condominium Ownership recorded on October 11, 1994 as Document 94873226 legally described as follows:

The South 19.00 feet of the North 21.80 feet of the East 8.00 feet of the West 24.50 feet of Lot 38 in McClelland's Resubdivision of Block 6 in William Lillard Heirs of Michael Diversey Subdivision in the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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