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WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2309010048 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/31/2023 11:18 AM Pg: 1 of 2

Dec ID 20230301682633

ST/CO Stamp 0-000-235-728 ST Tax \$545.00 CO Tax \$272.50

City Stamp 2-016-319-696 City Tax: \$5,722.50

THE GRANTORS, Kevia Binkley and A

THE GRANTORS, Kevin Binkley and Aaryn Thompson, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to CKANTEE Bryan Windsor, AN UN TO THE PORTY

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 3 IN THE 1441 NORTH PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED IN EARL ESTATE: LOT 27 IN BLOCK 8 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 FAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95724068, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PU-2, A LIMITED COMMUN ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 95724068.

Property Index Number: 17-06-214-047-1003

Property Address: 1441 N. Paulina Street #3, Chicago, IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Dated this 2 (day of MARCH, 2023.

STATE OF COUNTY OF

Aaryn Thompson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Binkley and Aaryn Thompson, per onally known to me to be the same persons whose names are subscribed to the foregoing instrument, spreared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and vaiver of the right of homestead.

Given under my hand and notarial seal, this 2 day of

OFFICIAL SEAL KIVEN PEREZ NOTARY PUBLIC, STATE OF L. NO S My Commission Expires 05-30-2013

Notary Public

MAIL RECORDED DEED TO: Brian Windsor 1441 N. Paulina Street #3 Chicago, IL 60622

MAIL SUBSEQUENT TAX BILLS TO: **Bryan Windsor** 1441 N. Paulina Street #3 Chicago, IL 60622

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601