

UNOFFICIAL COPY

Doc#. 2313133145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 04:11 PM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

Mail to:

Lisa Saul
191 N Wadles Drive
Suite 300
Chicago, IL 60604
Name & Address of Taxpayer:
Evan Kahn
1522 W. School St., Unit D
Chicago, Illinois 60657

Dec ID 20230301686700
ST/CO Stamp 1-927-559-376 ST Tax \$690.00 CO Tax \$345.00
City Stamp 0-494-000-336 City Tax: \$7,245.00

RECORDER'S STAMP

The GRANTOR(S): **Matthew Broscio and Jennifer Henry, a married couple, of the City of Chicago, County of Cook, State of Illinois**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Evan Kahn, an unmarried man, of the City of Chicago, County of Cook, State of IL**, all interest in the following described land in the County of Cook, State of Illinois; to wit:

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT A

Subject to: General real estate taxes not due and payable at the time of the closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PIN: 14-20-320-048-1028

Property Address 1522 West School, Unit D, Chicago, Illinois 60657

Dated: March 30, 2023

FIRST AMERICAN TITLE
FILE # AF1132499
10/1

Matthew Broscio (seal)
Matthew Broscio

Jennifer Henry (seal)
Jennifer Henry


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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 of Illinois, DO HEREBY CERTIFY THAT Matthew Broscio and Jennifer Henry 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 30 day of March, 2023.

WITNESS my hand and official seal.

Signature 

(Seal)



Prepared by: Dustin Smith
Gruszczycki & Smith Law, LLP
33 N. Dearborn, Suite 1950
Chicago, Illinois 60602
312.739.0500
info@gandslaw.com

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 1522-D IN THE HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 5.00 FEET OF LOT 35, ALL OF LOTS 36 AND 37, THE WEST 9 FEET OF LOT 38, THE SOUTH HALF OF LOTS 9 TO 15, BOTH INCLUSIVE, AND THE SOUTH HALF OF THE EAST HALF OF LOT 16, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 9 TO 18, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 29 TO 38, BOTH INCLUSIVE, LYING EAST OF AND ADJOINING THE WEST LINE OF THE EAST HALF OF LOT 16 PRODUCED SOUTH 16 FEET, AND LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 9 FEET OF LOT 38 PRODUCED NORTH 16 FEET, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95491093, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Index #'s: 14-20-320-048-1028 (Vol. 484)

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County of Cook
County Clerk's Office