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Boc# 2315108111 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2023 02:33 PM PG: 1 OF 3

WARRANTY DEED

John M. Price, repried to Liza Funke***, 1928 W. Roscoe St., Unit 2W, Chicago, IL 60657 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to John Francis, 2317 W. Barry Ave., Chicago, IL 60618 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attache i legal description

Permanent Real Estate Index Number: 14-19-410-044-1018

Address of Real Estate: 1928 W. Roscoe St., Unit 2W, Chicago, IL 60657

SUBJECT TO: 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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois. *** This is not Homestead property for Liza Funke.

Chicago Title 23 Case 566 1544 1 cm 2

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STATE OF 5 COUNTY OF 4

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that John M. Price is 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 acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this day of

Official Seal Teresa Lynn West y Public State of Illinois Commission

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: John Francis 1928 W. Roscoe St. Unit 2W Chicago, IL 60657

30-May-2023 **AL ESTATE TRANSFER TAX** 139.00 COUNTY 278.00 ILLINOIS: 417.00 TOTAL: 20230501629199 | 0-4(9-8)6-720

ISFER TAX	30-May-2023
CHICAGO:	2,085.00
CTA:	834.00
TOTAL:	2,919.00 *
	CTA:

14-19-410-044-1018 20230501629199 2-132-810-448 Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 23GSC566154LP

For APN/Pa:cel ID(s): 14-19-410-044-1018

PARCEL 1:

UNIT NUMBER 1928-2W IN THE ROSCOE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 82, 83 AND 84 IN BLOCK 37 IN FORDS SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EX.4.3.1 "A" TO THE DECLARATION OF CONDOMINIUM JULY 26, 2005 RECORDED AS DOCUMENT NUMBER 0520732073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON £LE.MENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF LIMITED COMMON AREA 1 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY RECORDED JULY 26, 2005 AS DOCUMENT 0520732073.