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2315108111D

Doc# 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, married 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 attached 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 566 154 LP 1 of 2 445

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC566154LP

For APN/Parcel 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 EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM JULY 26, 2005 RECORDED AS DOCUMENT NUMBER 0520732073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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.

Property of Cook County Clerk's Office