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Doc#: 2317433207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2023 11:59 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230601646420
ST/CO Stamp 1-168-631-504 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-024-190-160 City Tax: \$5,040.00

THE GRANTOR, Clayton Edward Faits, a single person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Megan Ryan, a single woman, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

Parcel 1:

Unit 3S in The 5002 North Western Condominiums as delineated on a survey of the following described real estate:

Lot 9 in Peter Bartzén's Subdivision of Lot 22 in Bowmanville, a Subdivision in the East 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian (except that part taken for Western Avenue) in Cook County, Illinois; and Lot 10 in Bertzen's Subdivision of Lot 22 in Bowmanville, a subdivision of the East 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian (except that part of Lot 10, aforesaid, lying East of a line 50 feet West of and parallel to the line drawn from the Southeast corner of the Northeast 1/4 of said Section to the Southeast corner of said Section 12) in Cook County, Illinois;

Which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 0813622052, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-5 and P-9, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 0813622052.

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

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022, second installment, and subsequent years.

Permanent Real Estate Index Number(s): 13-12-411-084-1007

Address of Real Estate: 5002 N. Western Ave., Unit 3S, Chicago, IL 60625

Dated this 12th of June, 2023.

Clayton Edward Faits

PROPER TITLE, LLC

PT23-92644
1 of 2 00

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Clayton Edward Faits, personally known to me to be the same person whose name Clayton Edward Faits, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 dated this 12th of June, 2023.



Angelica Ravelo (Notary Public)

Prepared By: Tharp & Associates, Ltd.
102 North Evergreen
Arlington Heights, Illinois 60004

Mail To:
Siragusa Law
25 E WASHINGTON
SUITE 700
CHICAGO, IL 60602

Name & Address of Taxpayer:
Megan Rubin
5002 N. Western Ave. Unit 35
Chicago, IL 60625

County of Cook Clerk's Office

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EXHIBIT "A"

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