UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Chicago Title Ram

23657153903UH

Doc#. 2318855073 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/07/2023 11:15 AM Pg: 1 of 3

Dec ID 20230601650309

ST/CO Stamp 0-785-952-464 ST Tax \$485.00 CO Tax \$242.50

City Stamp 0-548-777-680 City Tax: \$5,092.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael J. Yosi and Stephanie A. Loulakis NKA Stephanie A. Yost, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to James, Jennings, O Shale man , of Children IL A, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-304-028-1006

Property Address: 1304 W. Eddy St., Unit 2, SS-7, 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; and general real estate taxes not due and payable at the time of Closing,

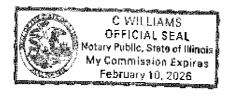
hereby releasing and waiving all rights under and by virtue of the Homestead Exempt on Laws of the State of Illinois

UNOFFICIAL COPY

X Muld James Michael J. Yost		_(Seal)	X Stephanie A. Loulakis NKA Stephanie A. Yost	al)
STATE OF ILLINOIS COUNTY OF LAKE)) SS,)			

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael J. Yost and Stephanie A. Loulakis NKA Stephanie A. Yost personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of home tend.

Given under my hand and notarial seal, this 28 day of June, 2023.



Dated this 28 day of June, 2023.

Notary Public

THIS INSTRUMENT PREPARED BY Law Office of Judy L. DeAngelis 767 Walton Lane Grayslake, IL 60030

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Sacks, Goreczny, Maslanka & Costello, P.C. 79 W. Monroe St., Suite 912 Chicago, IL 60603

James Jennings 1304 W. Eddy St., Unit 2 Chicago, IL 60657

2318855073 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 1304-2 IN THE EDDY MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 42 & 43 IN BLOCK 2 IN OLIVER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 16, 2005 AS DOCUMENT NUMBER 0507545143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SUB-VEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0507545143.