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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

WARRANTY DEED ILLINOIS STATUTORY

Chicago Title / RSM
2305T153903UH
(182)

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael J. Yost 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, A single man, of Chicago IL, 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 Exemption Laws of the State of Illinois

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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 SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0507545143.

Property of Cook County Clerk's Office