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Doc#. 2325533451 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/12/2023 01:51 PM Pg: 1 of 3

Dec ID 20230901619889 ST/CO Stamp 0-254-627-

ST/CO Stamp 0-254-627-280 ST Tax \$365.00 CO Tax \$182.50

City Stamp 1-889-226-192 City Tax: \$3,832.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Brianna K. Latko 1069 W. 14th Place Unit 203 Chicago, IL 69608

(The Above Space for Recorder's Use Only)

THE GRANTOR Brianna K. Latko, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Justine Hughes and Bradley Sisson, married, whose address is 1320 Buffalo Canyon Drive, Dripping Springs, 7X 78620,

(BUYERS'	ATTORNEY OR	BUYER: CH	ECK APP	LICABLE AN	ID STRIKE ALL
OTHERS)					

	Individually	
	_ as Tenants in Common	C
	<u>as Joint Tenants</u>	7/4
X	not as Joint Tenants, nor Tena	nts in Common, but as Tenants by the Entirety

the following described real estate situated in the County of Cook, in the State of l'irrois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-20-226-064-1032 and 17-20-226-064-1116

Property Address: 1069 W. 14th Place, Unit 203 & GU-12, Chicago, IL 60608

Chicago Title 2365A9417961166

SUBJECT TO: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; building lines and easements, if any, provided

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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.

This is NOT homestead property.

Dated 08/31/2023

D: 77.7

Briania K. Latko

Brianna K. Latko

STATE OF Virginia

) SS

COUNTY OFLoudoun

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brianna K. Latko 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 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 homestead.

Given under my hand and notarial seal, 08/31/2023

Notary Public

Kyle D. Tyler

REGISTRATION NUMBER
7524615
COMMISSION EXPIRES
October 31, 2024

THIS INSTRUMENT PREPARED BY Wilde Law Group 1016 W. Jackson Blvd. Chicago, IL 60607

Notarized online using audio-video communication

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Titcomb Law Group Chris Titcomb 134 North LaSalle Street Chicago, IL 60602 Justine Hughes and Bradley Sisson 1069 W. 14th Place Unit 203 & GU-12 Chicago, IL 60608

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LEGAL DESCRIPTION

Order No. 23GSA941799HH

For APN/Parce (P)(s): 17-20-226-064-1032 and 17-20-226-064-1116

PARCEL 1:

UNIT 203 AND GU-12, IN THE UNIVERSITY COMMONS I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25 THROUGH 44, INCLUSIVE, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 44, INCLUSIVE IN THE SOUTH WATER MARKET, A RESUIDINISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY ONE CHICAGO UNIVERSITY COMMONS, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0533532029, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE S-32, A LIMITER COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFCRESAID RECORDED AS DOCUMENT 0533532029. AS AMENDED FROM TO TIME.