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Doc#: 2325713183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 09:49 AM Pg: 1 of 3

Dec ID 20230801605409
ST/CO Stamp 1-961-973-200 ST Tax \$580.00 CO Tax \$290.00
City Stamp 1-554-601-424 City Tax: \$6,090.00

WARRANTY DEED

PT 23-94522 1/2

Neil Thomas, married to **Brittney Reecy**, 2542 North Seminary Avenue, Unit 2, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Nathan *Crockett**, 2542 N. Seminary Ave., Unit 2, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* William

See attached legal description

Permanent Real Estate Index Number: 14-29-414-045-1002

Address of Real Estate: 2542 N. Seminary Ave., Unit 2, Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; 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.

PROPER TITLE, LLC

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Dated: 8/17, 2023

Neil Thomas
Neil Thomas

Brittney Reegy
Brittney Reegy, for the sole purpose of waiving any and all homestead rights

STATE OF IL
COUNTY OF Cook

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Neil Thomas and Brittney Reegy** are personally known to me to be the same persons whose names are subscribed to the for-going instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 17th day of August, 2023

Teresa Lynn West
Notary Public



Commission expires:

Prepared By:
Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Nathan W. Crockett
2542 N. Seminary Ave.
Unit 2
Chicago, IL 60614

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Legal Description

Parcel 1:

Unit 2 in The 2542 N. Seminary Condominiums as delineated on a survey of the following described real estate: Lot 10 (except the South 94.5 feet therefrom and except therefrom the North 8 feet thereof conveyed to city for public alley by document 2844205) in subdivision of the West 1/2 of Block 17 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded as document number 99587537, and as amended, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Storage Room Unit 2 and Garage Space Unit 2, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as document number 99587537.

Property of Cook County Clerk's Office