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Doc#. 2327241230 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/29/2023 02:51 PM Pg: 1 of 3

Dec ID 20230901631436

ST/CO Stamp 1-621-427-152 ST Tax \$930.00 CO Tax \$465.00

City Stamp 0-969-343-952 City Tax: \$9,765.00

WARRANTY DEED

(E) 23 CSA 804 4084 P1015

Jodi Woli, married to Adam Lombardo, 1301 N. Dearborn St., Unit 309, Chicago, IL 60610 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Robert Osmond, a married man and Julia Osmond, a single woman 1301 N. Dearborn St., Unit 309, Chicago, IL 60610 ("Grantee"), as tenants in common, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-04-218-048-1003

Address of Real Estate: 1301 N. Dearborn St., Unit 309, Chicago, IJ 60610

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 chosing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Adam Lombardo, for the sole purpose of waiving any and all homestead rights

STATE OF

ACKNOWLEDGMENT

I, the undersigned, a Notary Puole in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jodi Wolf and Adam Lombardo are 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 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 &

Notary Public

Notary Public State of Illinois Commission expires Commission Expires 09/18/2024

Official Seal Teresa Lynn West

Prepared By:

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

Return to after recording and Name and Address of Taxpayer: Robert Osmond and Julia Osmond 1301 N. Dearborn St. Unit 309 Chicago, IL 60610

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LEGAL DESCRIPTION

Order No.: 23GSA804408LP

For APN/Parcel ID(s): 17-04-218-048-1008

PARCEL 1:

UNIT 309 IN THE WHITNEY CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SHANNON'S SUBDIVISION OF LOT 6 IN PRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5 TOCATHER WITH SUB LOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BCTA' INCLUSIVE, IN ALICE P. HOBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS, ON DECEMBER 31, 1996 AS DOCUMENT NO. 96-982956, AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT NO. 97-730677 AND SECOND AMENDMENT RECORDED MARCH 19, 1998 AS DOCUMENT NO. 98-216407 (AS SO AMENDED, 11-12" "DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS, AND

PARCEL 2:

THE LIMITED COMMON ELEMENTS COMPRISED OF PARKING SPACE 108, AS DELINEATED ON THE PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION AFORESAID.

Office