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Doc#: 2408614159 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 3:49 PM Pg: 1 of 3

Dec ID 20240301649884

ST/Co Stamp 0-154-969-648 ST Tax \$900.00 CO Tax \$450.00

City Stamp 1-363-813-936 City Tax \$9,450.00

PT24-97608FA
WARRANTY DEED
ILLINOIS STATUTORY $\frac{1}{2}$

Mail To:

Brooke Fontaine

2227 W Lyndale St. Unit 2

Chicago, IL 60647

Name & Address of Taxpayer:

Maxwell Kelly and Brooke Fontaine

2227 W. Lyndale Street, Unit 2

Chicago, Illinois 60647

Prepared by: Thomas Hawbecker, Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Bradley Reed, unmarried, of 2227 W. Lyndale Street, Unit 2, Chicago, IL 60647, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Maxwell Kelly and Brooke Fontaine, single

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1550 North Wieland Street, Apt 508, Chicago, IL 60610, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Real Estate Index Number: 14-31-113-049-1002

Address of Real Estate: 2227 W. Lyndale Street, Unit 2, Chicago, IL 60647

PROPER TITLE, LLC

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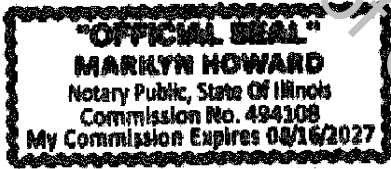
Dated this 5th day of MARCH, 20 24.

Bradley Reed
Bradley Reed

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Bradley Reed**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 official seal, this 5th day of MARCH, 20 24.



Marklyn Howard (Notary Public)

Property of Cook County Clerk's Office

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EXHIBIT "A" / LEGAL DESCRIPTION

Parcel 1:

Unit 2 in The 2227 W. Lyndale Condominiums, as delineated on the Plat of Survey of the following described parcel of real estate:

Lot 13 in Block 8 in Holstein, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as an Exhibit to the Declaration of Condominium recorded July 30, 2014 as Document No. 1421122005 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-2 and Roof Rights R-2, as limited common elements, as defined in the Declaration of Condominium recorded as Document No. 1421122005.