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PT23-CO179P 1/2 WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2410624125 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/15/2024 10:05 AM Pg: 1 of 3

Dec ID 20240301661377 ST/Co Stamp 1-406-086-704 ST Tax \$780.00 CO Tax \$390.00 City Stamp 1-245-359-664 City Tax \$8,190.00

THE GRANTOK, Rafael D. Pena, a married man, of Miami, Florida, for and in
consideration of TEN 5:00/100 DOLLARS, and other good and valuable consideration in
hand paid, CONVEYS and WARRANTS to Samuel Lyon and Jessica Rayborn, as
Joint lenants, of chicago, all.
all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit: * * a Single man ** a Single women

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SELI LR

Permanent Real Estate Index Number: 14-20-419-107-1002

Address of Real Estate: 837 West Roscoe Street, Unit 1W

Chicago, Illinois 60657

Dated this 25 day of March, 2024.

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STATE OF Friday COUNTY OF William Prende

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT** Rafael C. Pena is 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 the said 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 official seal, this _____ day of March, 2024.

(Notary Public)

FELIX ALEGRIA **Notary Public** State of Florida Comm# HH167935 Expires 8/23/2025

Prepared By: Law Office of Aaron Minkus 134 N. LaSalle, Suite 1720 Chicago, Illinois 60602

Mail To: Samuel Lyon

Jessica Raybon 837 W. Apsoce St. unit IW Chicago, Ilbors

Name & Address of Taxpayer:

Sconnel Lyon Jessica Payborn 837 W. Boscoe St. untill Chicago, IL 60057 2410624125 Page: 3 of 3

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EXHIBIT "A" / LEGAL DESCRIPTION

PARCEL 1:

UNIT 1W IN THE 835-37 W. ROSCOE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 57 AND 58 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 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 "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 16, 2004 AS DOCUMENT 0407630155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PEFCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1W, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0407630155.

Legal Description