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Doc#. 2412424363 Fee: \$107.00

CEDRIC GILES

WARRANTY DEED

COOK COUNTY CLERK'S OFFICE Date 5/3/2024 11:22 AM Pg: 1 of 3

Dec ID 20240501694516

ST/Co Stamp 0-838-035-760 ST Tax \$485.00 CO Tax \$242.50

City Stamp 0-308-242-736 City Tax \$5.092.50

JT-84-3042

The above space for recorder's use only

THE GRANTOR(S), Kevin Fitzpatrick, a married man, of Lake Forest, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

Peyton Hawkins and Michael Berry, which is the following described real estate situated in the County of Cook, State of Illinois, to wit:

**Was wint Herunts not as Herunts in the County of Cook, State of Illinois, to wit:

**Representation of the Cook of th

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 550 N. Kingsbury Street, 12 hit 519, Chicago, IL 60654

PIN: 17-09-126-012-1116 & 17-09 126-012-1171

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2023 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exernation Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 26 th day of April, 2024.

#This is not homestead properly

Kevin Eitzpatrick

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State of Illinois)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Kevin Fitzpatrick, 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 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 seal this 26 day of April, 2024.

Ox Coox County Clerk's Office Official Seal

This instrument prepared by: Michael Goldhirsh, Esq. 570 Lake Cook Road - Suite 119 Deerfield, Illinois 60015

Mail to:

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DocuSign Envelope ID: FABCCC5F-4F02-495B-8E2C-FC81C494AA9D

Exhibit "A" Property Description

UNIT 519 AND P-40 IN RIVER BANK LOFTS CONDOMINIUM IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIC. A 1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95383435 AND AMENDED FROM TIME TO TIME IN COOK COUNTY JULINOIS.

SUBJECT TO THE FOLLGWING IF ANY:

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC UTILITY EASEMENTS; EXISTING LEAGES AND TENANCIES, SPECIAL GOVERNMENT TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1999 AND SUCCEQUENT YEARS; THE MORTGAGE OT TRUST DEED REFERRED TO IN PARAGRAPH 2 ON THE REVERSE SIDE HEREOF AND/OR RIDER 7, IF APPLICABLE.