

# UNOFFICIAL COPY

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CEDRIC GILES

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

## WARRANTY DEED

The above space for recorder's use only

*IT-24-3042*

**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, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 550 N. Kingsbury Street, <sup>Apt</sup> Unit 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 Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 26<sup>th</sup> day of April, 2024.

*\*This is not homestead property*

  
Kevin Fitzpatrick



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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 MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95383435 AND AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING IF ANY:

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC UTILITY EASEMENTS; EXISTING LEASES 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 SUBSEQUENT YEARS; THE MORTGAGE OR TRUST DEED REFERRED TO IN PARAGRAPH 2 ON THE REVERSE SIDE HEREOF AND/OR RIDER 7, IF APPLICABLE.