

# UNOFFICIAL COPY



## WARRANTY DEED

This Document Prepared by:

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Harrison LLP  
333 West Wacker Drive, Suite 1700  
Chicago, IL 60606

After Recording Mail to and

Send Tax Bills to:

Robert Jed Buchanan  
5357 N. Kildare Avenue  
Chicago, IL 60630

Commonly known as:

5357 N. Kildare Avenue, Chicago,  
Illinois 60630

PIN: 13-10-203-057-0000

Doc# 2413718045 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/16/2024 2:26 PM

PAGE: 1 OF 5

THIS WARRANTY DEED is made and is effective as of May 15, 2024, between Bruce M. Friedman and Barbara Friedman, husband and wife, of Chicago, Illinois (Grantor") and Robert Jed Buchanan, a SINGLE PERSON, whose address is 5357 N. Kildare Avenue, Chicago, Illinois 60630 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY, WARRANT, REMISE and RELEASE unto Grantee, his heirs and assigns forever, all the real property, together with improvements, if any, to the real estate situated in Cook County, Illinois, described on Exhibit A attached hereto (the "Property"), subject only to the following, if any: 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 yet due and payable at the time of Closing (collectively, "Permitted Exceptions");

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

AND TOGETHER with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, his heirs and assigns forever. Grantor, for themselves, their heirs and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions. Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

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P  
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INT JP

Chicago Title 24650583065LP 1000 JMS

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed effective as of the date set forth above.

GRANTOR

*Bruce M. Friedman*

Bruce M. Friedman

*Barbara Friedman*

Barbara Friedman

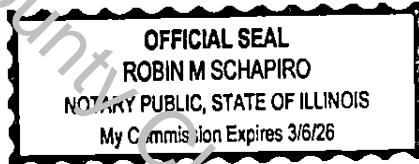
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce M. Friedman and Barbara Friedman, personally known to me, and 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of May 15, 2024

*Robin M. Schapiro*  
Notary Public

Commission expires: 03/06/2026



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 8 IN SAUGANASH WOODS PHASE 1 RESUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JANUARY 30, 2001 AS DOCUMENT NUMBER 0010078020 IN COOK COUNTY, ILLINOIS,

FORMERLY KNOWN AS

LOT 37 IN SAUGANASH WOODS PHASE 1 OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1997 AS DOCUMENT NO. 97749784 IN COOK COUNTY ILLINOIS.

Commonly known as:

5357 N. Kildare Avenue  
Chicago, Illinois 60630

Property Index No. (PIN):

13-10-203-057-0000

Property of Cook County Clerk's Office

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13-10-203-057-0000 | 20240501603480 | 0-522-749-232  
Total does not include any applicable penalty or interest due.

CHICAGO:	7,087.50
CTA:	2,835.00
TOTAL:	9,922.50 *

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13-10-203-057-0000

20240501603480

1-327-138-096

COUNTY:	472.50
ILLINOIS:	945.00
TOTAL:	1,417.50

Property of Cook County Clerk's Office