

9

UNOFFICIAL COPY



Clifford
CT2465007950na

WARRANTY DEED
STATE OF ILLINOIS

Doc# 2423410026 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/21/2024 12:04 PM
PAGE: 1 OF 5

Above Space for Recorder's Use Only

THE GRANTORS, COLIN BAKER AND GWYNETH CATHERINE BAKER, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO ALEX COWART AND CORY COWART, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 2065 NORTH KEDZIE AVENUE, UNIT 214, CHICAGO, ILLINOIS 60647
PERMANENT INDEX NUMBER(S): 13-36-113-089-1014

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTORS; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: August 15, 2024

5

UNOFFICIAL COPY

Colin Baker (SEAL)
COLIN BAKER

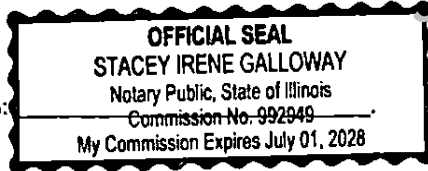
Gwyneth Catherine Baker (SEAL)
GWYNETH CATHERINE BAKER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **COLIN BAKER AND GWYNETH CATHERINE BAKER**, ARE 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 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 NOTARIAL SEAL, THIS 15 DAY OF AUGUST, 2024.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

<p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd.</p> <p>2661 N Lincoln Avenue 1st Floor</p> <p>Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:</p> <p>Alex Cowart and Cory Cowart</p> <p>2065 N. Kedzie Ave, Unit 214</p> <p>Chicago, IL 60647</p>	<p>After Recording Mail To:</p> <p>Alex Cowart</p> <p>2065 N. Kedzie Ave</p> <p>Unit 214</p> <p>Chicago, IL 60647</p>
--	--	---

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC017950NA

For APN/Parcel ID(s): 13-36-113-089-1014

PARCEL 1:

UNIT 214 IN KEDZIE SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH HALF OF LOT 9, ALL OF LOT 10 AND ALL OF LOT 11 IN CIRCUIT COURT COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91.7 ACRES OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726415085, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-14, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726415085, AS MAY BE AMENDED FROM TIME TO TIME,

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP DECK D-24, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726415085, AS MAY BE AMENDED FROM TIME TO TIME.

UNOFFICIAL COPY

Property of Cook County Clerk's Office



CHICAGO:	3,975.00
CTA:	1,590.00
TOTAL:	5,165.00 *

13-36-113-089-1014 | 20240701652204 | 1-488-334-640

Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office



13-36-113-089-1014

20240701650201

1-926-311-728

COUNTY:	265.00
ILLINOIS:	530.00
TOTAL:	795.00