

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1421745041 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2014 10:20 AM Pg: 1 of 2

THE GRANTOR, Donna A. Nehila, a single woman, 500 West 23rd Street, Suite 4B, New York, NY 10011, in consideration of TEN DOLLARS (\$10.00), and

FOR RECORDER'S USE ONLY

other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Marguerite Fernelius, a single woman, 2124 N. Wayne Ave., #3, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 450-3 AND P-3 IN THE ARMITAGE VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

FD-14-0968 lot 2
ALL OF LOT 2 (EXCEPT THAT PART OF LOT 2 WHICH LIES NORTH OF THE SOUTH 73 FEET THEREOF AND WHICH LIES WEST OF THE EAST LINE OF SAID LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 2) IN J. ELMER CABLE'S RESUBDIVISION OF LOTS 1 TO 6 IN C. O. HANSEN'S SUBDIVISION OF LOTS 1 TO 5 IN CARLSON AND WELTZ'S SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, ALSO LOTS 1 AND 2 IN J. WASHINGTON SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29, ALL IN CANAL TRUSTEES SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 16, 2004, AS DOCUMENT NUMBER 0422934005, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS


PARCEL 2: THE EXCLUSIVE RIGHT TO USE ROOF SPACE R-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0422934005.

PINs: 14-33-313- 063-1006; 14-33-313- 063-1022

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Commonly known as **450 West Armitage Unit #3 & P-3, Chicago, Illinois 60614**

SUBJECT TO covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer, all special governmental taxes, confirmed and unconfirmed, condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

| REAL ESTATE TRANSFER TAX | | 05-Aug-2014 |
|-----------------------------------------------------------------------------------|-----------------|-------------|
|  | CHICAGO: | 3,337.50 |
| | CTA: | 1,335.00 |
| | TOTAL: | 4,672.50 |
| 14-33-131-063-1006 20140701613443 1-359-202-432 | | |

DATED this 7 day of July, 2014.

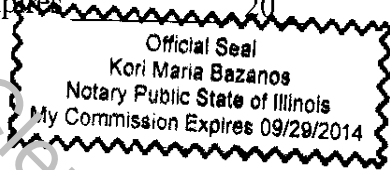
Donna A. Nehila

Donna A. Nehila

STATE OF ILLINOIS

COUNTY OF COOK



) The foregoing instrument was acknowledged before me this
) ss 7 day of July, 2014, by Donna A. Nehila.
)

[Signature]
 _____ Notary Public
 My commission expires 20


DATED this 7 day of July, 2014.

This instrument was prepared by:

Kori M. Bazanos
Law Offices of Kori M. Bazanos
115 S. LaSalle St., Ste. 2600
Chicago, Illinois 60603
(312) 578-0410

| REAL ESTATE TRANSFER TAX | | 05-Aug-2014 |
|-------------------------------------------------------------------------------------|------------------|-------------|
|  | COUNTY: | 222.50 |
|  | ILLINOIS: | 445.00 |
| | TOTAL: | 667.50 |
| 14-33-131-063-1006 20140701613443 0-392-333-440 | | |

and after recording should be mailed to:

Law Offices of Morton J. Rubin
3330 Dundee Road, Suite C-4
Northbrook, IL 60002

Send Subsequent tax bills to:

Marguerite Fernelius
450 West Armitage Unit #3
Chicago, Illinois 60614