



Doc#: 1422741010 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2014 09:52 AM Pg: 1 of 6



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR(S) **Stephanie Vollmer, now known as Stephanie Fildes, as to an undivided 75% interest, and Neil Fildes, as to an undivided 25% interest, as tenants in common**, of 2150 N. Damen Avenue, Unit 301, Chicago, County of Cook, State of Illinois, 60647, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Carl A. Alana, a single man, of 5 E. 14<sup>th</sup> Place, Unit 1507, Chicago, County of Cook, State of Illinois, 60605**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*\* WIFE and husband \** SEE ATTACHED LEGAL DESCRIPTION

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-31-123-046-1003 ; *14-31-123-046-1010*  
Address of Real Estate: 2150 N. Damen Avenue, Unit 301, Chicago, IL 60647 - *7570*

Dated this 10 day of JUNE, 20 14

*Stephanie Fildes*  
Stephanie Vollmer, now known as Stephanie Fildes

*Neil Fildes*  
Neil Fildes

RETURN TO:  
PROPER TITLE, LLC  
180 N. LaSalle Street Ste. 2440  
Chicago, IL 60601  
*PT140299*

S Y  
P 6  
S N  
SC Y  
INT INT

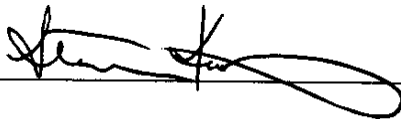
# UNOFFICIAL COPY

STATE OF ~~ILLINOIS~~ COUNTY OF Hamilton ss.  
Ohio

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Stephanie Vollmer and Neil Fildes** <sup>husband and wife</sup> are 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal, this 10 day of June, 20 14.

**STEVEN KARNES**  
Notary Public, State of Ohio  
My Commission Expires 11/18/2015

 (Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

Mailing

Dragan Milosevic  
1 E. WACKEN Drive #285P  
CHICAGO, IL 60601

Name and Address of Taxpayer:

CARL K. ATZALAH  
2150 N. DAMEN AVE #301  
CHICAGO, IL 60647

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HAWBECKER & GARVER, LLC

As an Agent for First American Title Insurance Company

35 S. GARFIELD HINSDALE, IL 60527

Commitment Number: PT14\_01299FA1

## SCHEDULE C

### PROPERTY DESCRIPTION

Property commonly known as:  
2150 N. DAMEN AVENUE, UNIT 301  
CHICAGO, IL 60647  
Cook County

The land referred to in this Commitment is described as follows:

UNITS 301 AND G-4 IN THE SHAKESPEARE PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 27 AND 28 IN SHERMAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 13.42 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.45 FEET ABOVE CHICAGO CITY DATUM Lying WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 27 AND 28, TAKEN TOGETHER AS A SINGLE TRACT, IN SHERIDAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 28, BEING ALSO THE SOUTHEAST CORNER OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2148-2150 NORTH DAMEN AVENUE IN CHICAGO; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 28, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 0.96 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 40 MINUTES 42 SECONDS MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.96 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 58.10 FEET;

NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 58.10 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING.;

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HAWBECKER & GARVER, LLC  
As an Agent for Ticor Title Insurance Company  
35 S. GARFIELD HINSDALE, IL 60527

Commitment Number:PT14\_01299FA1

## SCHEDULE C

(Continued)

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0624032011, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PERMANENT INDEX NUMBERS:

14-31-123-046-1003 (UNIT 301)

14-31-123-046-1010 (UNIT G-4)

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

26-Jun-2014



**CHICAGO:**

3,412.50

**CTA:**

1,365.00

**TOTAL:**

4,777.50

14-31-123-046-1003

20140601606998

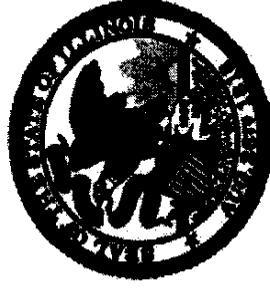
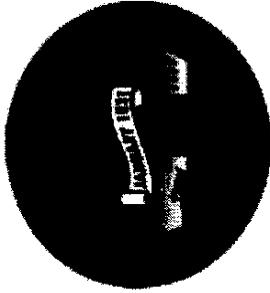
0-123-395-840

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

26-Jun-2014



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

227.50  
455.00  
682.50

14-31-123-046-1003

20140601606998

1-722-277-632

Property of Cook County Clerk's Office

12999