

Doc#: 1502242039 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/22/2015 11:37 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR, Maris Herzog, a single woman of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Ardrea Bodenstein, a single woman whose address is 2909 N. Sheridan Road, #1/69 Chicago, IL 60657, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

UNIT 19B IN 3150 NORTH SHERIDAN ROAD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING REAL ESTATE:

THE SOUTH 4.5 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 1 IN KIMBALL YOUNG'S SUBDIVISION OF THE NORTH 10 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 28 TOWNSHIF 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THE NORTH 35 FEET 6 INCHES OF LOT 10 IN BLOCK 2 IN OWNER'S DIVISION OF BRAUCKMANN AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 2275, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23578004; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-28-103-055-1044

Property Address: 3150 N. Sheridan Road, Unit 19B, Chicago, IL 60657.

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.

Box 400



UNOFFICIAL COPY

| In | Witness | Whereof, | the | undersigned | aforesaid | have | hereunto | set her | hand | this | 8 | day o | of |
|----|---------|----------|----------|-------------|-----------|------|----------|---------|------|------|---|-------|----|
| | JAL | 1UAR | y | _, 2015 | | | | | | | | | |

Maris Herzog

STATE OF ILLINOIS) SS COUNTY OF _________

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maris Herzog, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of January, 20 15.

Guen K. Federman

Notary Public

My commission expires: June 11, 2018

My Commission Expires
June 11, 2018

GWEN K. FEDERMAN
OFFICIAL SEAL
Notary Public - State of Illinois

After recording mail to:

Bell Law Attorney at Law Attention: Avni B. Shah 2015 West Fullerton Avenue Chicago, IL 60647 Send subsequent tax bills to:

Andrea Bodenstein 3150 N. Sheridan Read, #19B Chicago, IL 60657

12-Jan-2015

This document prepared by: Steven P. Bloomberg, Chuhak & Tecson, P.C., 30 S. Wacker Drive, Suite 2600, Chicago, IL 60606

| REAL EST | 12-Jan-2015 | | |
|--------------|--------------|----------------|---------------|
| | | COUNTY: | 158.25 |
| The state of | | ILLINOIS: | 316.50 |
| | | TOTAL: | 474.75 |
| 14-28-10 | 3-055-1044 2 | 20141201654045 | 1-301-644-923 |

| | CHICAGO: | 2,373.75 | | |
|--------------------|------------------|---------------|--|--|
| | CTA: | 949.50 | | |
| | TOTAL: | 3,323.25 | | |
| 14-28-103-055-1044 | 4 20141201654045 | 0-504-085-120 | | |

REAL ESTATE TRANSFER TAX