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Doc#: 1508656173 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 11:07 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, JEFFREY STEWART, an unmarried person, CONVEY(S) and WARRANT(S) to ASHLEY D. KENDER, an unmarried person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT IN AND G-2 IN THE 2511-13 N. MILWAUKEE CONDOMINIUMS FKA 2511-13 N. MILWAUKEE CONDOMINIUMS AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21 AND 22, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634909107, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-1N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634909107.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0634909105 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0634909106.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-25-315-069-1001 & 13-25-315-069-1008

Address (es) of Real Estate: 2513 North Milwaukee Avenue, Unit ^{2N, G-1N} G2, & ~~G1N~~, Chicago, Illinois 60647

This 18th day of March, 2015

Jeffrey Stewart
JEFFREY STEWART

mail to:
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT15-00445

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STATE OF IL

ss.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JEFFREY STEWART, an unmarried person, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of March, 20 15.

Kimberly S. Freeland (Notary Public)



Prepared by:

Kimberly Freeland, Attorney at Law, 662 West Grand, 3rd Floor, Chicago, IL 60654

Mail To:

Shane Mowery, Esq.
3653 W Irving Park Rd.
Chicago IL 60618

Name and Address of Taxpayer:

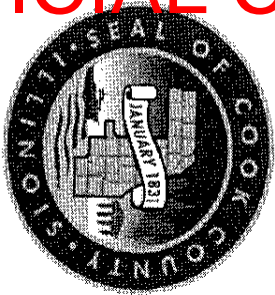
Ashley Kender
2513 North Milwaukee Avenue,
Unit 1
Chicago, Illinois 60647

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REAL ESTATE TRANSFER TAX

18-Mar-2015



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

13-25-315-069-1001 | 20150301670482 | 1-437-790-592

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REAL ESTATE TRANSFER TAX

18-Mar-2015



CHICAGO:

2,625.00

CTA:

1,050.00

TOTAL:

3,675.00

13-25-315-069-1001 | 20150301670482 | 0-534-376-8322

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