

UNOFFICIAL COPY



Doc#: 1511301020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2015 10:18 AM Pg: 1 of 3



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WARRANTY DEED

WHEN RECORDED MAIL TO:

Attorney Kori M. Bazanos
115 S. LaSalle Street, Suite 2600
Chicago, Illinois 60603

SEND TAX BILLS TO:

Kristen Tietjen
3021 W. Armitage Avenue, Unit 408
Chicago, Illinois 60647

Above Space for Recorder's Use Only

The GRANTORS, Thomas Harrison and Jennifer Harrison, husband and wife, of Cleveland Heights, Ohio, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Kristen Tietjen, of 1308 N. Greenview, Chicago, Illinois 60642, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit A-

Property Address: 3021 W. Armitage Avenue, Unit 408, Chicago, Illinois 60647

Property Index Numbers: 13-36-303-037-1024 and 13-36-303-037-1053

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INT

Subject only 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; any other Permitted Exceptions as identified on the Chicago Title Insurance Company Title Commitment SA9775023; and general real estate taxes not yet due and payable at the time of closing.

In witness whereof, the Grantors, **Thomas Harrison** and **Jennifer Harrison** have caused their names to be signed to this Deed, dated this 28th day of March, 2015.

Thomas P. Harrison

Thomas Harrison

Jennifer Harrison

Jennifer Harrison

JB

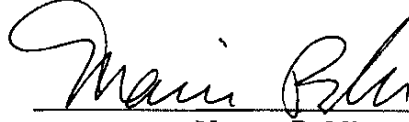
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SA9775023

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STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Thomas Harrison and Jennifer Harrison**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the same instrument as their free and voluntary act and deed for the uses and purposes therein set forth.


GIVEN under my hand and official seal, this 28 day of March, 2015.





Notary Public

My Commission Expires: Dec 2, 2015



REAL ESTATE TRANSFER TAX		15-Apr-2015
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00
13-36-303-037-1024 20150401674380 0-139-327-872		

REAL ESTATE TRANSFER TAX		15-Apr-2015
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
13-36-303-037-1024 20150401674380 1-795-313-536		

THIS INSTRUMENT WAS PREPARED BY:
FMS Law Group LLC
200 W. Monroe Street, Suite 750
Chicago, Illinois 60606

UNOFFICIAL COPY**Exhibit A**

Property Address: **3021 W. Armitage Avenue, Unit 408, Chicago, Illinois 60647**

Permanent Index Numbers: **13-36-303-037-1024**

13-36-303-037-1053

Legally described as follows:

UNIT NUMBER 408 AND PARKING SPACE NUMBER P-29 IN THE ARMITAGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 8, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT:

PARCEL 1 (RETAIL UNIT C1)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET; THENCE EAST A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST, A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A DISTANCE OF 42.58 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.26 FEET; THENCE WEST A DISTANCE OF 16.76 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET, THENCE EAST, A DISTANCE OF 6.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITEDGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007, AS DOCUMENT NUMBER 0702518048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.