

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1512010006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2015 09:43 AM Pg: 1 of 3

THE GRANTORS: Ryan P. Price married to Jennifer Price of the City/Village of Chicago, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to:

Armitage Fremont, LLC, a Delaware limited liability company

the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

See attached.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as

Permanent Real Estate Index Number: 14-32-226-052-1001 & 14-32-226-052-1002 & 14-32-226-052-1003
Address(es) of Real Estate: 912 W. Armitage Unit #1, Chicago, IL 60614

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities and of record; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

(SIGNATURES ARE EXECUTED ON NEXT PAGE)

FIDELITY NATIONAL TITLE
001540732

| REAL ESTATE TRANSFER TAX | | 24-Apr-2015 |
|--------------------------|--|-----------------|
| CHICAGO: | | 800.00 |
| CTA: | | 1,900.00 |
| TOTAL: | | 6,720.00 |

14-32-226-052-1001 | 20150401677141 | 1-612-338-560

| REAL ESTATE TRANSFER TAX | | 24-Apr-2015 |
|--------------------------|--|---------------|
| COUNTY: | | 320.00 |
| ILLINOIS: | | 640.00 |
| TOTAL: | | 960.00 |

14-32-226-052-1001 | 20150401677141 | 0-176-215-424

BOX 15

S Y
P 3
S 1
SC Y
INT 10

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Dated this 17 day of April, 2015.

[Signature]
Ryan P. Price

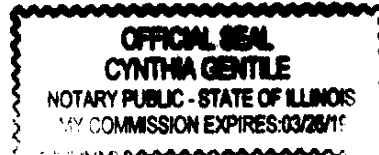
State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ryan P. Price, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and 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 17 day of April, 2015.

Commission expires: 3.26.19

[Signature]
Notary Public

Dated this 17 day of April, 2015.



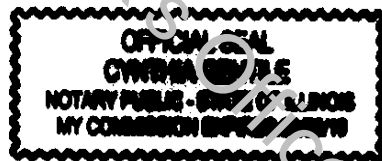
Jennifer Price, signing for the sole purpose to waive homestead rights

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jennifer Price, 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 17 day of April, 2015.

Commission expires: 3.26.19

[Signature]
Notary Public



This instrument was prepared by:

JOHN J. TATOLES
Law Offices of Tatoles, Foley & Assoc.
321 N Clark St, Suite 1301
Chicago, IL 60654

Mail to:
Mustafa Neak
161 N. Clark St., Ste 4200
Chicago, IL 60601

Send Subsequent Tax Bills To:
Armitage Fremont, LLC
275 Madison Ave., 11th Floor
New York, NY 10016

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 1, PS-1 AND PS-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 912 W. ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0812016035, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

PIN: 14-32-226-052-1001 & 14-32-226-052-1002 & 14-32-226-052-1003

Address of Real Estate: 912 W. Armitage, Unit #1, Chicago, IL 60614