

UNOFFICIAL COPY



Doc#: 1514010040 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2015 10:49 AM Pg: 1 of 2

WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:

THE GRANTOR,
Mary Rose McCudden,
an unmarried woman, of the City of
Chicago, County of Cook, State of
Illinois, for and in consideration of
- TEN - DOLLARS, (\$10.00) in hand
paid, CONVEYS and WARRANTS to
Jacob ~~XXXXXX~~ Cramer and
Alexandra ~~XXXXXX~~ Davies, of 4518 N. Wolcott Avenue, Chicago, Illinois 60640, as joint tenants, the
following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
(See Page 2 for Legal Description)

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 joint tenants, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions,
and restrictions of record, building lines and easements, if any, so long as they do not interfere with the
current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the
Declaration of Condominium and all amendments (public and utility easements including any easements
established by or implied from the Declaration of Condominium or amendments thereto; party wall rights
and agreements; limitations and conditions imposed by the Condominium Property Act; installments due
after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-18-401-035-1003
Address (es) of Real Estate 1905 W. Montrose Avenue, #1905-2, Chicago, Illinois 60613 - 1092

DATED: April 24, 2015

Mary Rose McCudden
Mary Rose McCudden

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that Mary Rose McCudden, personally known to me to be the same person whose name is subscribed to the
forgoing 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, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 4/24/15

[Signature]
NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124



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Legal Description

of premises commonly known as 1905 W. Montrose Avenue, #1905-2, Chicago, Illinois 60613

Property Index Number: 14-18-401-035-1003



PARCEL 1:


UNIT 1905-2 IN THE MONTRECOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, AND 3 IN BLOCK 2 IN FOSTER MONTROSE BOULEVARD SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1905 AS DOCUMENT 3692294, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030305086, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-08, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030305086.

REAL ESTATE TRANSFER TAX		04-May-2015
	COUNTY:	97.50
	ILLINOIS:	195.00
	TOTAL:	292.50
14-18-401-035-1003 20150401681145 0-835-483-008		

REAL ESTATE TRANSFER TAX		04-May-2015
	CHICAGO:	1,462.50
	CTA:	585.00
	TOTAL:	2,047.50
14-18-401-035-1003 20150401681145 0-420-743 520		

MAIL TO:

Cynthia Zenko

(Name)

1530 W. Fullerton Avenue

(Address)

Chicago, IL 60614

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jacob William Cramer and Alexandra Bailey Davies

(Name)

1905 W. Montrose, #2

(Address)

Chicago, IL 60613

(City, State and Zip)