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40 429 80000 J PREPARED BY: Sutton Legal Services, LLC 208 S. Jefferson Street, Suite 204 Chicago, IL 60661 MAIL TAX BILL TO: Virginia E. Phillips 2021-2 W. Arthur Ave.

Chicago, IL 60645



Doc#: 1517019188 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 06/19/2015 03:56 PM Pg: 1 of 2

MAIL RECORDED DEED TO:

Maria Strohmeier 6929 Cermak Rd., Suite A Berwyn, IL 60402

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Nancy Graha and Matthew O. Graham, of the City of Skokie, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and va'usble considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Virginia E. Phillips, of 312 Sherman Bouyer, Pasadena, Maryland 21122, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT NUMBER 2021-2 IN THE ARTHUR PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 165 AND 166 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, II COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010427963; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-31-319-040-1016

Property Address: 2021-2 W. Arthur Ave., Chicago, IL 60645

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 07,8 from March 16, 2015. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater and \$106,800.00 until 90 days from March 16, 2015. These restrictions shall run with the land and are not personal to the Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this	day of _	March	<u>,2015</u>	Many	e GO	A
			·	Mati	Nancy Grandam	
				Attacheve?	Matthew G. Graham Title Guaranty I	Fund Inc
STATE OF	<u></u>	ss.		l i vi ke	r Dr., S. E. 2400)
COUNTY OF	cock			Circula, II	L 60601 4650	
ATG FORM 4067 © ATG (12/07)				Annarci	n Department	FOR USE IN: ALL STATES Page 1 of 2

1517019188 Page: 2 of 2

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nancy Graham and Matthew O. Graham, 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 notarial seal, this

Notary Public

My commission expires:

OFFICIAL SEAL ANIA M WYGOCKI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/19/15

County Clark's Office

REAL ESTATE TRANSFER TAX

18-Jun-2015

CHICAGO: CTA:

DOOR OR

267.00

TOTAL:

934.50

11-31-319-040-1016 20150301669074 0-720-978-816

REAL ESTATE TRANSFER TAX

18-Jun-2015





COUNTY: ILLINOIS: TOTAL:

44.50 89.00 133.50

11-31-319-040-1016 20150301669074 0-484-467-584