

# UNOFFICIAL COPY



1522410069

Doc#: 1522410069 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2015 12:58 PM Pg: 1 of 3

**PREPARED BY:**

Law Offices of David R. Schlueter, Ltd.  
401 W. Irving Park Road  
Itasca, IL 60143

**MAIL TAX BILL TO:**

Talia Weidberg  
1955 N. Leavitt St., Unit 3B  
Chicago, IL 60647

**MAIL RECORDED DEED TO:**

Thomas Edgeworth  
208 South LaSalle St., Suite 1400  
Chicago, IL 60604-1251

150406300445

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## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Michael Q. Perkins Married to Elizabeth Perkins, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Talia Weidberg, of Chicago, Cook County, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit No. 3B in Armitage-Leavitt Condominium as delineated on a Survey of the following described real estate: All that space which is contained within and between that certain horizontal plane located 15.13 feet above City of Chicago Datum and that certain other horizontal plane located 90.00 feet above City of Chicago Datum which lies within the boundaries projected vertically described as follows: Lots 1, 2, 3 and 4 in the Subdivision of Lots 1 to 4, in Block 2, in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, excepting therefrom the following described tract: A part of Lots 1, 2, 3 and 4 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois described as follows: All that space which is contained within and between that certain horizontal plane located 15.37 feet above City of Chicago Datum and that certain other horizontal plane located 29.32 feet above City of Chicago Datum and which lies within the boundaries protected vertically described as follows: Beginning at the Northwest corner of said Lot 4 first above written; thence East along the North lines of said Lot a distance of 93.85 feet to a point; thence South at right angles to the last described course, a distance of 17.87 feet to a point; thence West at right angles to the last described course a distance of 14.16 feet to a point; thence South at right angles to the last described course a distance of 18.67 feet to a point; thence West at right angles to the last described course a distance of 10.36 feet to a point; thence North at right angles to the last described course a distance of 2.35 feet to a point; thence West at right angles to the last described course a distance of 24.15 feet to a point; thence North at right angles to the last described course a distance of 4.00 feet to a point; thence West at right angles to the last described course a distance of 14.38 feet to a point; thence South at right angles to the last described course a distance of 4.00 feet to a point; thence West at right angles to the last described course a distance of 30.85 feet to a point in the West line of said Lot 4 first above written; thence North along said West line a distance of 34.19 feet to the point of beginning. Also excepting therefrom the following tract: A part of Lots 3 and 4 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois described as follows: All that space which is contained within and between that certain horizontal plane located 15.43 feet above City of Chicago Datum and that certain other horizontal plane located 29.43 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: Commencing at the Northwest corner of said Lot 4 first above written; thence South along the West line of said Lot 4 a distance of 45.03 feet to the point of beginning of the tract herein described; thence East at right angles to the last described course a distance of 22.77 feet to a point; thence South at right angles to the last described course a distance of 8.03 feet to a point; thence East at right angles to the last described course a distance of 7.56 feet to a point; thence South at right angles to the last described course a distance of 43.28 feet to a point; thence West at right angles to the last described course a distance of 30.33 feet to a point in the West line of said Lot 4, thence North along said West line a distance of 51.31 feet to the point of beginning, excepting therefrom the following described tract: A part of Lots 3 and 4 in the Subdivision of Lots 1 to 4, in Block 2, in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: All that space which is contained within and between that certain horizontal plane located 23.63 feet above City of Chicago Datum and that certain other horizontal plane located 29.43 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: Beginning at the Northwest corner of said Lot 4 first above written; thence South along the West line of said Lot 4 a distance of 45.03 feet to a point; thence East at right angles to the last described course a distance of 22.77 feet to a point; thence South at right angles to the last described course a distance of 8.03

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feet to the point of beginning of the tract herein described; thence East at right angles to the last described course a distance of 7.56 feet to a point; thence South at right angles to the last described course a distance of 7.59 feet to a point; thence West at right angles to the last described course a distance of 7.56 feet to a point; thence North at right angles to the last described course a distance of 7.59 feet to the point of beginning. Also excepting therefrom the following described tract: All that space which is contained within and between that certain horizontal plane located 14.45 feet above City of Chicago Datum and that certain other horizontal plane located 34.45 feet above City of Chicago Datum and which lies within the boundaries projected vertically described as follows: A part of Lot 1 in the Subdivision of Lots 1 to 4 in Block 2 in Pierce's Addition to Holstein in Section 31, Township 40 North, Range 14, East of the third Principal Meridian, in Cook County, Illinois as follows: Commencing at the Southeast corner of said Lot 1 first above written; thence North along the East line of said Lot 1 a distance of 20.30 feet to the point of beginning of the tract herein described; thence West at right angles to the last described course a distance of 10.02 feet to a point; thence North at right angles to the last described course a distance of 25.00 feet to a point; thence East at right angles to the last described course a distance of 10.02 feet to a point in the East line of said Lot 1; thence South at right angles to the last described course a distance of 25.00 feet to the point of beginning which Survey is attached and part of Exhibit "A" to the Declaration of Condominium recorded August 30, 1999 as Document No. 99826596, together with its undivided percentage interest in the common elements.

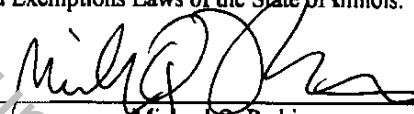

Parcel 2: The exclusive right to the use of P-4, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 99826596.

Permanent Index Number(s): 14-31-304-046-1005  
 Property Address: 1955 N. Leavitt St., Unit 2B, Chicago, IL 60647

Subject, however, to the general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

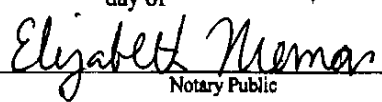
Dated this 22 day of July, 2015

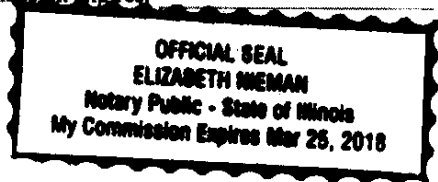
  
 Michael Q. Perkins  
  
 Elizabeth Perkins


STATE OF IL )  
 ) SS.  
 COUNTY OF Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elizabeth Perkins, 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 \_\_\_\_\_ day of \_\_\_\_\_

  
 Elizabeth Neman  
 Notary Public  
 My commission expires: \_\_\_\_\_



REAL ESTATE TRANSFER TAX		03-Aug-2015
	CHICAGO:	2,493.75
	CTA:	997.50
	TOTAL:	3,491.25
14-31-304-046-1005   20150701609765   0-169-871-232		

REAL ESTATE TRANSFER TAX		03-Aug-2015
	COUNTY:	166.25
	ILLINOIS:	332.50
	TOTAL:	498.75
14-31-304-046-1005   20150701609765   0-438-306-688		

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STATE OF Ill )  
COUNTY OF DePaul ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Q. Perkins, 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 23 day of July 2015  
Sheila M Cotton  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



NOTARY OF COOK COUNTY Clerk's Office