

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc#: 1525910096 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2015 04:00 PM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER #

2672481

Preparer File: 2672481
FATIC No.: 2672481

THE GRANTOR(S) Stephen A. White II, a single man of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to William ☒ Armstrong, of the City of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT 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; and general real estate taxes not yet due and payable at the time of Closing

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

Permanent Real Estate Index Number(s): 14-31-318-013-1001 14-31-318-013-1066

Address(es) of Real Estate: 1751 N Western Ave, Unit 101 & P31
Chicago, IL 60647

Dated this 21st day of AUGUST, 2015

Stephen A. White II

S ☒
P ☒
S ☒
SC ☒
INT ☒

REAL ESTATE TRANSFER TAX		02-Sep-2015
	CHICAGO:	2,392.50
	CTA:	957.00
	TOTAL:	3,349.50
14-31-318-013-1001 20150801616810 0-349-419-392		

REAL ESTATE TRANSFER TAX		02-Sep-2015
	COUNTY:	159.50
	ILLINOIS:	319.00
	TOTAL:	478.50
14-31-318-013-1001 20150801616810 1-423-161-216		



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen A. White II, a single man personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 21st day of AUGUST, 20 15.



Notary Public

Prepared by:
Jay Zabel & Associates, Ltd.
55 W. Monroe, Ste. 3950
Chicago, IL 60603

Mail to:
John J. Swiess
900 Jorie Blvd, Ste 170B
Oak Brook, IL 60523

Name and Address of Taxpayer:
William D. Armstrong
1751 N Western Ave, Unit 101
Chicago, IL 60647



First American
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Warranty Deed - Individual

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Exhibit "A" – Legal Description

UNIT 101 AND PARKING P-31 IN 1751-57 NORTH WESTERN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 BOTH INCLUSIVE, THE SOUTH 93 FEET OF LOTS 5 AND 6 AND THE WEST 1/2 OF THE VACATED ALLEY EAST AND ADJOINING LOTS 1 TO 4 AND THE EAST 1/2 OF THE VACATED ALLEY WEST AND ADJOINING THE SOUTH 93 FEET OF LOTS 5 AND 6 (EXCEPTING THEREFROM THAT PART OF LOTS 1 TO 4 BOTH INCLUSIVE, WHICH LIES WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 31 PER DOCUMENT NUMBER 10714010) IN BLOCK 2 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF MILWAUKEE AVENUE IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 24, 1997 AS DOCUMENT NO. 97280061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

