

UNOFFICIAL COPY



Doc#: 1600522076 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2016 01:34 PM Pg: 1 of 2

WARRANTY DEED

WHEN RECORDED, MAIL TO:
James R. Flynn, Esq.
40 East Hinsdale Avenue, Suite 202
Hinsdale, Illinois 60521

SEND SUBSEQUENT TAX BILLS TO:
Scott Moen
1170 W. Armitage Avenue, Unit 2W
Chicago, Illinois 60614

GRANTOR, Benjamin Rhodes, a married man, of San Francisco, California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Scott Moen, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Nos.: 14-32-221-045-1006 and 14-32-222-049-1016.

Property Address: 1170 W. Armitage Avenue, Unit 2W, Chicago, Illinois 60614.
1122 W. Armitage Avenue, P-7, Chicago, Illinois 60614

THIS IS NOT HOMESTEAD PROPERTY.

Subject to the following, if any: (1) General real estate taxes for the year 2015 and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchaser's mortgages of record, if any.

DATED this 8th Day of December, 2015.

Benjamin Rhodes
Benjamin Rhodes

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss

STEWART TITLE
300 E. DIEHL ROAD
SUITE 130
NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BENJAMIN RHODES, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 notary seal, this 8th Day of December, 2015.

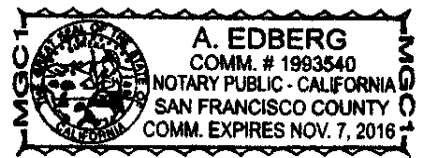
My commission expires Nov 7, 2016

[Signature]
Notary Public

CCRD REVIEWER [Signature]

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	22-Dec-2015
CHICAGO:	3,615.00
CTA:	1,446.00
TOTAL:	5,061.00 *



14-32-221-045-1006 | 20151201654008 | 0-563-594-304

* Total does not include any applicable penalty or interest due.

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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

PARCEL 1:

UNIT NUMBER 1170-2 IN 1166-70 WARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 AND 29 IN THE SUBDIVISION OF BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92203779 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN ASSIGNMENT OF EASEMENT BY THIRD COAST DEVELOPMENT, INC., ASSIGNOR, TO RUST GILBERT, ASSIGNEE DATED AUGUST 3, 1993 AND RECORDED SEPTEMBER 14, 1993 AS DOCUMENT NUMBER 93736235 OVER THE LAND DESCRIBED THEREIN.

PARCEL 3:

UNIT P-7 IN THE VICTORIAN GENTLEMAN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION, (TO BE KNOWN AS SUB-BLOCK 8 OF BLOCK 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON EXHIBIT ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 3, 1995 AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

29-Dec-2015



COUNTY:	241.00
ILLINOIS:	482.00
TOTAL:	723.00

14-32-221-045-1006 | 20151201654008 | 1-792-150-592