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4200686



16085461550

Doc#: 1608546155 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/25/2016 10:52 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, REBEKAH OSGOOD, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), CONVEYS and WARRANTS to ERIC MONTGOMERY, of 1935 South Archer Avenue, Unit 218, in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

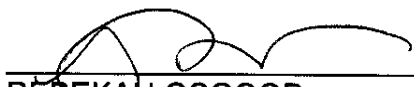
THIS INSTRUMENT IS SUBJECT TO: covenants and restrictions (including building lines) of record, if any; located private and public utility easements, if any, driveway easements and agreements, if any; general real estate taxes which are not currently payable at the time of closing.

PERMANENT PROPERTY INDEX NO. 17-21-414-011-1121 and 17-21-414-011-1198

PROPERTY ADDRESS: 1935 South Archer Avenue, Unit 218, Chicago, IL 60616

hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 18th day of March, 2016

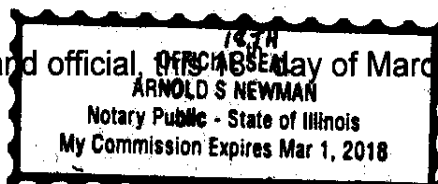

REBEKAH OSGOOD (SEAL)

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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, DO HEREBY CERTIFY that REBEKAH OSGOOD, 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 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 official seal this 18th day of March, 2016.



Commission expires

Arnold S. Newman
Notary Public

This instrument was prepared by Arnold S. Newman, Esq., Newman, Boyer & Statham, Ltd., 18400 Maple Creek Drive, Suite 500, Tinley Park, IL 60477

MAIL TO: 1935 S. Archer Apt 213 Chicago IL 60616

SEND TAX BILLS TO: Eric Montgomery

REAL ESTATE TRANSFER TAX

21-Mar-201



COUNTY: 115.0
ILLINOIS: 230.0
TOTAL: 345.0

17-21-414-011-1121 | 20160301680379 | 1-689-794-112

REAL ESTATE TRANSFER TAX

21-Mar-2016



CHICAGO: 1,725.00
CTA: 690.00
TOTAL: 2,415.00 *

17-21-414-011-1121 | 20160301680379 | 1-357-846-080

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

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 218 AND PARKING SPACE G-67 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN POINTE 1900 ON STATE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421739021, AS AMENDED, IN THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-21-414-011-1121 AND 17-21-414-011-1198

PROPERTY ADDRESS: 1935 SOUTH ARCHER AVENUE, UNIT 218 AND G-67,
CHICAGO, IL 60616

Property of Cook County Clerk's Office