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Doc#: 1612650060 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 09:05 AM Pg: 1 of 3

Dec ID 20160401698489
ST/CO Stamp 0-519-778-624 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-150-628-160 City Tax: \$3,465.00

WARRANTY DEED

THE GRANTORS, **ROBERT MCNULTY AND CARRIE POULSOM**, husband and wife, for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY AND WARRANT TO THE GRANTEE, **KATHRYN M. KLANTE**, a single woman, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

For Recorder's Use Only

(See Exhibit A attached hereto.)

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable.

Property Index Number: 13-36-302-048-1001

Address of Real Estate: 3069 W. Armitage Avenue, Unit 1N, Chicago, IL 60647

Dated this 26 day of April, 2016.



BWLK-2746 / 1 of 2 DC




ROBERT MCNULTY



CARRIE POULSOM

REAL ESTATE TRANSFER TAX		02-May-2016	
	COUNTY:		165.00
	ILLINOIS:		330.00
	TOTAL:		495.00

13-36-302-048-1001 | 20160401698489 | 0-519-778-624

REAL ESTATE TRANSFER TAX		02-May-2016	
	CHICAGO:		2,475.00
	CTA:		990.00
	TOTAL:		3,465.00 *

13-36-302-048-1001 | 20160401698489 | 1-150-628-160
* Total does not include any applicable penalty or interest due.

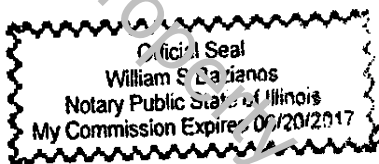
Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173


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STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **ROBERT MCNULTY AND CARRIE POULSOM**, personally known to me to be the same person whose names 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.

Given under my hand and official seal, this 26th day of April, 2016.





NOTARY PUBLIC

Proprietary of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

UNIT NO. 1N IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717822007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3069 W. Armitage Avenue, Unit 1N, Chicago, IL 60647

Prepared by:
William S. Bazianos, Esq.
Roeser Bucheit & Graham LLC
Two North Riverside Plaza, Suite 1420
Chicago, IL 60606

Mail tax bills to:

Kathryn Klante
3069 W. Armitage, 1N
Chicago, IL 60647

After Recording Return to:

Jeffery
6767 N. Milwaukee, 202
Niles, IL 60714