

# UNOFFICIAL COPY

Doc#: 1702018020 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2017 09:57 AM Pg: 1 of 2

STCO1146-47924 1/2017  
**WARRANTY DEED**

Dec ID 20170101699758  
ST/CO Stamp 1-896-115-392 ST Tax \$699.50 CO Tax \$349.75  
City Stamp 1-814-736-064 City Tax: \$7,344.75

**THE GRANTOR**

**2239 ARMITAGE, LLC**

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

**CONVEYS AND WARRANTS TO**

*Wife and husband*

**EMILY S MARKENSON and CONRAD L SCHERNECKER, Tenants by the Entirety**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit 1 in the 2245 W. Armitage condominium as delineated on a survey of the following described real estate: Lot 11 in Block 3, in Pierce's Addition to Parkmain, a Subdivision of the North Half of the Southwest Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to as Exhibit "B" to the Declaration of Condominium recorded as Document Number 1632115137, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of ~~of~~ the deck and the roof deck, limited common elements, as delineated on the survey attached to the declaration aforesaid, recorded as Document Number 1632115137.

Grantor also hereby grants to the Grantee, its successors and assigns, <sup>heirs</sup> ~~all~~ rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said ~~property~~ set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly Known As:  2245 W Armitage, Unit 1  
Chicago, Illinois 60647

PIN:  14-31-302-010-0000

IN WITNESS WHEREOF, said Grantor has caused his/her signature to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

REAL ESTATE TRANSFER TAX	19-Jan-2017
COUNTY:	349.75
ILLINOIS:	699.50
TOTAL:	1,049.25
14-31-302-010-0000   20170101699758   1-896-115-392	

DATED this 9<sup>th</sup> Day of January, 2017.

2239 ARMITAGE, LLC

By:   
Peter N. Stevens, Manager

STEWART TITLE  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563

REAL ESTATE TRANSFER TAX	18-Jan-2017
CHICAGO:	5,246.25
CTA:	2,098.50
TOTAL:	7,344.75 *
14-31-302-010-0000   20170101699758   1-814-736-064	

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

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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 aforesaid, DO HEREBY CERTIFY that PETER N. STEVENS<sup>†</sup> is known to me to be the same person whose name is subscribed to me this day in person and acknowledges that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.  
*\* Manager of 2239 Armitage, LLC*

GIVEN under my hand and official seal this 9<sup>th</sup> day of January, 2017.



*Bylle Skoczka*  
\_\_\_\_\_  
Notary Public

**This instrument was prepared by:**

Thomas S. Moore  
111 W. Washington Street, Suite 1720  
Chicago, IL 60602

**MAIL TO:** Christopher S Jordan  
JRQ & Associates LLC  
1441 W Jackson Blvd, Suite 2720  
Chicago, IL 60604

**SEND TAX BILLS TO:**  
Conrad Scherneck  
2245 W Armitage, Unit 1  
Chicago, IL 60647

Property of Cook County Clerk's Office