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17NW712S7S78k 243
THIS INSTRUMENT WAS
PREPARED BY:

Michael Z. Margolies
2201 Main Street
Suite 101
Evanston, Illinois 60202

Doc#: 1706049042 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2017 09:48 AM Pg: 1 of 3

Dec ID 20170201612266
ST/CO Stamp 1-113-754-304 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-734-075-584 City Tax: \$2,782.50

WARRANTY DEED

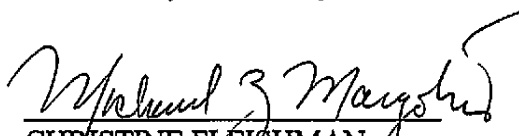
THE GRANTOR(s), CHRISTINE FLEISHMAN, a married woman GRANTOR formerly of Chicago, Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JACOB BOYLE, GRANTEE(s), having an address of _____, his successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The Grantor hereby represents that the subject property is NOT homestead property and no party has any homestead rights under the Illinois Homestead Exemption Act.

Property Address: 1911 W. Armitage Avenue, Unit 1F, Chicago, IL 60622

PIN: 14-31-401-055-1001

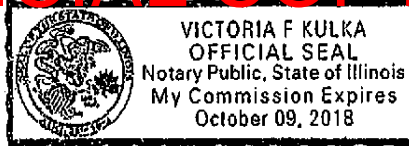
TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 24th day of February, 2017.


CHRISTINE FLEISHMAN,
By Michael Z. Margolies, her attorney in fact

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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 MICHAEL Z. MARGOLIES 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.

Given under my hand and official seal this 24th day of February, 2017.

Commission expires 10 - 09, 2018

Victoria F. Kulka

Notary Public

Return to After Recording:
Kent Novit
100 North LaSalle Street
Suite 1700
Chicago, IL 60602

Send Tax Bills To:
Jacob Boyle
1911 W. Armitage
Unit 1F
Chicago, IL 60622

Property of COOK County Clerk's Office

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EXHIBIT A

Legal Description

UNIT 1F, IN THE 1911-1913 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5 AND 6 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO IN SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328231215; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2016 (second installment only) and subsequent years, covenants, conditions, restrictions and reservations of record, the Condominium Act and the condominium declaration, public and utility easements, and building lines.

M:\Margolies\Residential\Fleishman \Deed