

UNOFFICIAL COPY

C1146-48996 1/2ms

Doc#: 1707439018 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/15/2017 09:13 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR

2239 ARMITAGE, LLC ✓

Dec ID 20170301620637
ST/CO Stamp 0-534-377-664 ST Tax \$705.00 CO Tax \$352.50
City Stamp 0-954-829-504 City Tax: \$7,402.50

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

W. M.
COLIN BECK and KRISTEN WALKER, Joint Tenants ✓

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

SEE ATTACHED EXHIBIT A

Unit 1 together with its undivided percentage interest in the common elements in 2239 W Armitage Condominium, as delineated and defined in the Declaration recorded as document number 1623144075 in Lot 13 in Block 3 in Pierce's Addition to Holstein, 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.

P.S. [Signature]

Grantor also hereby grants to the Grantee, its successors and assigns, as 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 herein.

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: 2239 W Armitage, Unit 1 ← grantee address
Chicago, Illinois 60647

✓ PIN: 14-31-302-012-0000

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.

✓ DATED this 10th Day of March, 2017.

2239 ARMITAGE, LLC

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAFERVILLE, IL 60563

By: [Signature]
Peter N. Stevens, Manager

REAL ESTATE TRANSFER TAX	13-Mar-2017
COUNTY:	352.50
ILLINOIS:	705.00
TOTAL:	1,057.50
14-31-302-012-0000	20170301620637 0-534-377-664

REAL ESTATE TRANSFER TAX	13-Mar-2017
CHICAGO:	5,287.50
CTA:	2,115.00
TOTAL:	7,402.50 *
14-31-302-012-0000	20170301620637 0-954-829-504

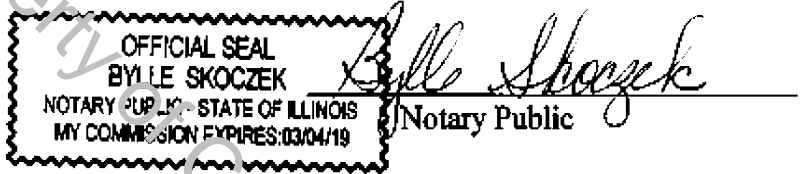
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

✓ 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 ^{AS WITNESS} 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

GIVEN under my hand and official seal this 10th Day of March, 2017. ✓



✓ This instrument was prepared by: Thomas S. Moore
111 W. Washington Street, Suite 1720
Chicago, IL 60602

✓ MAIL TO: Joshua B Rosenzweig
Ottosen Brita Kelly Cooper
Gilbert & DiNolfo, Ltd.
303 N Main Street
Elburn, IL 60119

✓ SEND TAX BILLS TO:
Colin Beck
2239 W Armitage, Unit 1
Chicago, IL 60647

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A - Legal Description

✓ Unit 1 together with its undivided percentage interest in the common elements in 2239 W Armitage Condominium, as delineated and defined in the Declaration recorded as document number 1623144075, in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

✓ Permanent Index Number: 14-31-302-012-0000

Grantor hereby grants to the grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration of Party Wall Rights, Conditions, Restrictions and Easements recorded as document number 1623144075 for the benefit of said land, and grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said declaration for the benefit of the remaining land set forth therein.

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

Property of Cook County Clerk's Office