

WARRANTY DEED

UNOFFICIAL COPY

This Agreement, made this 29<sup>th</sup> day of March, 2017, between Cole Spangle AND Karen Jones Spangle, a married couple, of the City of Salem, State of Oregon, "GRANTOR," for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Alex Montgomery, from the City of Chicago, State of Illinois, the following described real estate:

Doc#: 1709317005 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/03/2017 09:41 AM Pg: 1 of 2

Dec ID 20170301631267  
ST/CO Stamp 0-773-039-808 ST Tax \$505.00 CO Tax \$252.50  
City Stamp 1-417-657-024 City Tax: \$5,302.50

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF

St 201146-49277  
1062582

COMMONLY KNOWN AS: 2241 N. Oakley Avenue, Apt. B, Chicago, Illinois 60647

PIN: 14-31-106-048-1002

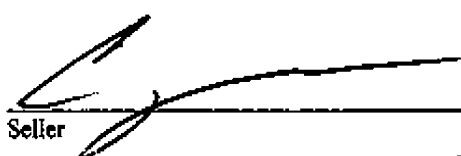
Situated in the County of Cook, STATE OF ILLINOIS. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the STATE OF ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for the second installment of the year 2016 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.

COLE SPANGLE

KAREN JONES SPANGLE

  
Seller

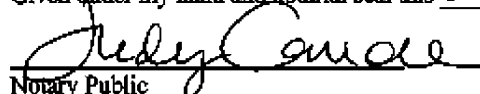
  
Seller

STATE OF ILLINOIS )  
COUNTY OF COOK )

STEWART TITLE  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60583

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY COLE SPANGLE AND KAREN JONES SPANGLE are personally known to me, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 22 day of March, 2017.

  
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1515, Chicago, IL 60604

Alex Montgomery  
After recording, return to: 2241 N. Oakley, Unit B, Chicago, IL 60647

Send Subsequent Tax Bills to: Alex Montgomery, 2241 N. Oakley Unit B, Chicago IL 60647

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EXHIBIT "A"  
LEGAL DESCRIPTION

**Parcel 1:**

Unit B in the Holstein Park Condominium as delineated on a survey of the following described real estate:

The South 1/2 of Lot 3, and all of Lot 4, in Block 5 in Holstein, being a Subdivision of the West 1/2 of the Northwest 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 "D" to the Declaration of Condominium recorded as Document Number 0010322499 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.



**Parcel 2:**


The Exclusive right to the use of Garage Space B, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0010322499.

Commonly known as: 2241 N. Oakley Avenue, Apt. B, Chicago, Illinois 60647

Permanent Index No.: 14-31-106-048-1002

**THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS, GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF THE YEAR 2016 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.**

REAL ESTATE TRANSFER TAX		31-Mar-2017	
		COUNTY:	252.50
		ILLINOIS:	505.00
		TOTAL:	757.50
14-31-106-048-1002   20170301631267   0-773-039-806			

REAL ESTATE TRANSFER TAX		30-Mar-2017	
		CHICAGO:	3,787.50
		CTA:	1,515.00
		TOTAL:	5,302.50 *
14-31-106-048-1002   20170301631267   1-417-657-024			

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