

UNOFFICIAL COPY

A17-073381.
Warranty Deed

Doc#: 1712815035 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2017 10:01 AM Pg: 1 of 4

Dec ID 20170501647908
ST/CO Stamp 2-044-432-064 ST Tax \$391.00 CO Tax \$195.50
City Stamp 2-030-239-424 City Tax: \$4,105.50

THE GRANTORS, TONY MITCHELL, also known as Anthony M. Mitchell, and RACHELE MITCHELL, formerly known as RACHELE BAILEY, husband and wife as joint tenants, 1215 S. Washington Avenue, Park Ridge, IL 60068, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS to MICHELLE WOODBURY, a single woman, of Chicago, IL. B. the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SUBJECT TO: General taxes for 2016 2nd installment and subsequent years; Covenants, conditions and restrictions of record, if any;

(See legal description on reverse side)



**Permanent Real Estate Index Number: 13-36-228-046-1084;
13-36-228-046-1042 and
13-36-228-046-1094**


**Address of Real Estate: 2740 W. Armitage Ave., Units F-11,
P-25 and P-44, Chicago, IL 60647**

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 26 day of April, 2017.

Tony Mitchell
TONY MITCHELL

Rachele Mitchell
RACHELE MITCHELL

REAL ESTATE TRANSFER TAX		05-May-2017	
		COUNTY:	195.50
		ILLINOIS:	391.00
		TOTAL:	586.50
13-36-228-046-1084		20170501647908	2-044-432-084

REAL ESTATE TRANSFER TAX		05-May-2017	
		CHICAGO:	2,932.50
		CTA:	1,173.00
		TOTAL:	4,105.50 *
13-36-228-046-1084		20170501647908	2-030-239-424

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

This Deed was prepared by ^{for} PAVLOVICH LAW, L.L.C., 2900 W. Irving Park, Suite 1, Chicago, Illinois 60618 (773.961.7877) *SLOBODAN PAVLOVICH;

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State of IL)
County of cook)

I, the undersigned, a Notary Public in and for said County/Country, in the State aforesaid, DO HEREBY CERTIFY that TONY MITCHELL AND RACHELE MITCHELL, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.



Notary Public



Given under my hand and official seal, this 26 day of April, 2017.

AFTER RECORDING, RETURN TO:

Michelle B Woodbury
2740 N Armitage, Unit PH2
Chicago, IL 60647

Send subsequent tax bills to:

Michelle B Woodbury
2740 N Armitage, Unit PH2
Chicago, IL 60647

LEGAL DESCRIPTION:

UNITS PH-1 AND P-25 AND P-44 IN THE ARMITAGE FRANCIS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32 IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26 INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTHWESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

COMMERCIAL PROPERTY:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLACE LOCATED 17.81 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.13 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5

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IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 102.39 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 12 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.42 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES TO TWO WALLS OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 W. ARMITAGE AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES, ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE WEST, A DISTANCE OF 17.00 FEET; NORTH A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.92 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 20.46 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.92 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 10.98 FEET; NORTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 0.90 FEET; SOUTH, A DISTANCE OF 0.65 FEET; WEST, A DISTANCE OF 5.02 FEET; NORTH, A DISTANCE OF 8.15 FEET; EAST, A DISTANCE OF 0.26 FEET; NORTH, A DISTANCE OF 11.25 FEET; WEST, A DISTANCE OF 2.00 FEET; NORTH, A DISTANCE OF 11.86 FEET; EAST, A DISTANCE OF 17.04 FEET; NORTH, A DISTANCE OF 15.60 FEET; WEST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 9.90 FEET; EAST, A DISTANCE OF 10.07 FEET; NORTH, A DISTANCE OF 0.30 FEET; EAST, A DISTANCE OF 22.90 FEET; SOUTH, A DISTANCE OF 14.33 FEET; EAST, A DISTANCE OF 7.55 FEET; SOUTH, A DISTANCE OF 8.01 FEET; EAST, A DISTANCE OF 12.05 FEET; SOUTH, A DISTANCE OF 26.22 FEET; WEST, A DISTANCE OF 1.70 FEET; SOUTH, A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING; AND ALSO PARKING AREA FOR COMMERCIAL PROPERTY:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.72 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.78 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, LYING SOUTHWEST OF THE NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 2.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 57.07 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREE 37 MINUTES 59 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE, BEING ALONG THE WESTWARD EXTENSION OF THE LINE OF THE FACE OF AN INTERIOR WALL OF SIX STORY BRICK BUILDING COMMONLY KNOWN AS 2740 WEST ARMITAGE AVENUE IN CHICAGO, A DISTANCE OF 21.60 FEET; THENCE THE FOLLOWING EIGHT COURSES AND DISTANCES BEING ALONG THE FACES OF INTERIOR WALLS OF SAID BUILDING AND AT RIGHT ANGLES TO EACH PRECEDING COURSE: SOUTH, 22.70 FEET; EAST, 4.27 FEET; SOUTH, 4.90 FEET; WEST, 4.27 FEET; SOUTH, 30.75 FEET; WEST, 22.23 FEET; NORTH, 1.28 FEET; THENCE WEST 1.97 FEET TO THE POINT OF BEGINNING; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 26, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0736015121, AND AMENDED TO INCLUDE ADDITIONAL LAND RECORDED ON MARCH 28, 2008, AS DOCUMENT 0808816037 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

and P-25 and P-44
✓

COMMONLY KNOWN AS: 2740 W Armitage Ave, Unit PH1, Chicago, IL 60647

PIN: 13-36-228-046-1084, 13-36-228-046-1042 and 13-36-228-046-1094

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