

# UNOFFICIAL COPY



## WARRANTY DEED Statutory (Illinois)



Doc# 1805418020 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 10:11 AM PG: 1 OF 4

**Near North National Title  
222 N. LaSalle  
Chicago, IL 60601**

THE GRANTOR, (Seller - Jared William Jarvis and Gabriela Jarvis - Nee Ortega as husband and wife, & Matthew John Cook as tenants in common). For the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEYS and WARRANTS to 3264 Clark, LLC, an Illinois limited liability company of

AP 1705902-52

(1517 N. North Park Avenue, Unit 2 Chicago, IL 60616), the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 911 W. School, Unit 2552  
Chicago, Illinois 60657

PROPERTY INDEX NUMBER: 14-20-426-056-1011

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; (b) ~~building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records;~~ (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easement which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Dated: October 11th, 2017

Seller - Affiant - Jared William Jarvis

Seller - Affiant - Matthew John Cook

This is not homestead property.

Seller - Affiant - Gabriela Jarvis - Nee Ortega

Jared Jarvis, Gabriela Jarvis & Matthew Cook

Patty Ochman is attorney for

RECEIVED IN BAD CONDITION

Effective date:


February 15, 2018

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STATE OF IL )  
COUNTY OF Cook )

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Jared William Jarvis, Gabriela Jarvis - Nee Ortega, and ~~Matthew John Cook~~, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2017

  
Notary Public Seal/Stamp




THIS INSTRUMENT PREPARED BY: Paul J. Ochmanek, Jr.

AFTER RECORDING MAIL TO:



Ched M. Poznansky Esq. Clerk Hill PLC 130 E. Randolph St. Suite 3400, Chicago, IL 60601

MAIL SUBSEQUENT TAX BILLS TO:

3264 Clerk LLC 1517 N. North Park Avenue, Unit 12 Chicago, IL 60610

REAL ESTATE TRANSFER TAX		20-Feb-2018
	CHICAGO:	2,876.25
	CTA:	1,150.50
	TOTAL:	4,026.75 *

14-20-426-056-1011 | 20180101691115 | 1-612-564-000  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Feb-2018
 	COUNTY:	191.75
	ILLINOIS:	383.50
	TOTAL:	575.25

14-20-426-056-1011 | 20180101691115 | 0-899-204-640

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## INDIVIDUAL ACKNOWLEDGMENT

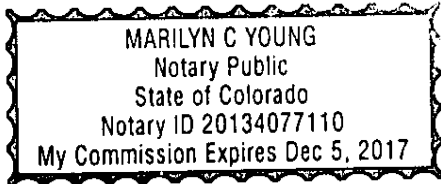
State/Commonwealth of Colorado  
County of Denver } ss.

On this the 11<sup>th</sup> day of October, 2017, before me,  
Marilyn Young, the undersigned Notary Public,  
Name of Notary Public  
personally appeared Matthew John Cook,  
Name(s) of Signer(s)

- personally known to me - OR -  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Marilyn Young  
Signature of Notary Public  
Marilyn Young  
My Commission Expires  
December 5, 2017

Place Notary Seal/Stamp Above

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

### OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Warranty Deed  
Document Date: October 11, 2017 Number of Pages: 2  
Signer(s) Other Than Named Above: n/a

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## Legal Description: 14-20-426-056-1011

Parcel 1: Unit S-2 in the Residence at Clark and School Condominium, as delineated on a Survey of the following described land:

Lots 14, 15, 16, 17, 18 and 19 in the Resubdivision of Block 2 in Hambleton Weston and Davis Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with a percentage of the common elements appurtenant to the unit as set forth in the Declaration of Condominium recorded August 17, 2006 as document 0622912000, as amended from time to time, which percentage shall automatically change in accordance with amended Declaration as they are filed of record pursuant to the Declaration and together with additional common elements as such amended Declaration are filed of record in the percentages set forth in such amended Declarations which percentage shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.

Parcel 2: A perpetually and exclusive Easement for parking purposes in and to Parking Space P-24, a limited common element as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office