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Doc#: 1812055025 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2018 10:56 AM Pg: 1 of 3

Dec ID 20180401654115
ST/CO Stamp 0-083-441-952 ST Tax \$510.00 CO Tax \$255.00
City Stamp 0-327-784-736 City Tax: \$5,355.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Michelle Ramirez and Steven Ramirez
2525 N. Seminary Ave.
Chicago, IL 60614

mail to
1/2 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago IL 60601
PT18-45738

(The Above Space for Recorder's Use Only)

THE GRANTORS Michelle Ramirez and Steven Ramirez, wife and husband, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Christopher R. Kaspar and Anna C. * Powers of 1645 W. School St., Unit 203, Chicago, IL 60657, as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-19-331-044-1003

Property Address: 3224 N. Damen Ave., ^{APT} Unit 2S, Chicago, IL 60618 *at Ponking Space PS-1*

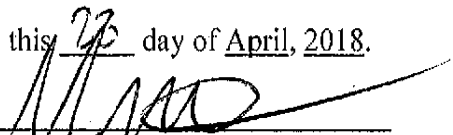
SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


* unmarried man
** unmarried woman

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Dated this 23 day of April, 2018.



Michelle Ramirez



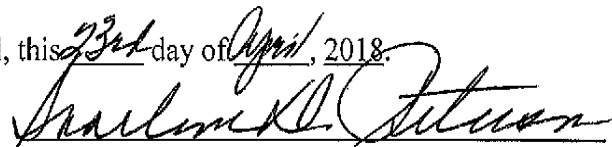
Steven Ramirez

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michelle Ramirez and Steven Ramirez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd day of April, 2018.





Notary Public

THIS INSTRUMENT PREPARED BY
Julia S. Bruce, Attorney at Law
5923 North Keating Ave.
Chicago, IL 60646

MAIL TO:

Aldon Patt
120 W. Madison St., Suite 200-60
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Christopher Kaspar
3224 N. Damen Ave.
Unit 2S
Chicago, IL 60618

County of Cook Clerk's Office

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Exhibit A

PARCEL 1: UNIT 201 IN 3224 N. DAMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN BLOCK 2 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 OF EXECUTORS OF W.E. JONES SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 3, 2008 AS DOCUMENT NUMBER 0824716084, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PS-1 AND ROOF DECK SPACE 4 AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY RECORDED AS DOCUMENT NUMBER 0824716084, IN COOK COUNTY, ILLINOIS.

14-19-331-044-1003

Property of Cook County Clerk's Office