

UNOFFICIAL COPY

**WARRANTY
DEED**

Doc#: 1812249268 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2018 11:13 AM Pg: 1 of 3

Dec ID 20180401654386
ST/CO Stamp 1-265-046-816 ST Tax \$534.50 CO Tax \$267.25
City Stamp 0-025-912-608 City Tax: \$5,612.25

**FIRST AMERICAN TITLE
FILE # 2911512**

1 of 2

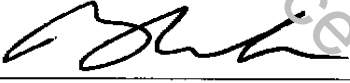
THIS INDENTURE WITNESSETH, that the Grantors, Matthew Beale ^{Married To} and Stephanie Beale, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Fletcher N. Brehler, *Grantee, whose mailing address is Cook County, IL, Illinois, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit: *a married man


See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any; existing leases and tenancies; and general real estate taxes not due and payable at the time of Closing. public and utility easements; acts done by, or suffered through Buyer; all special governmental taxes or assessments, confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any;
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 14-31-331-032-1009
Address: 2150 West North Avenue, Unit 9, Chicago, IL 60647

DATED THIS 24th DAY OF APRIL, 2018.



Matthew Beale



Stephanie Beale

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State of Illinois)
) SS:
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Matthew Beale**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of April, 2018.




Notary Public

State of Illinois)
) SS:
County of Cook)



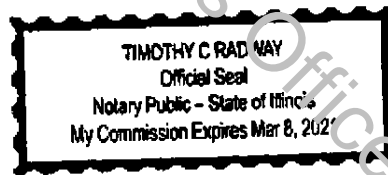
I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Stephanie Beale**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 27th day of April, 2018.



Notary Public

This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N. Wacker Dr., Ste. 1600
Chicago, IL 60606



After recording return to:

Fletcher Brehler
8150 W. North Ave. #9 Chicago IL 60647

Send future tax bills to:

Fletcher Brehler
2150 W. North Ave. #9 Chicago IL 60647

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Exhibit A

Legal Description

PARCEL 1:

UNIT 9 IN THE 2150 W. NORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 84 THROUGH 87 IN JOHNSTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF LOTS 3, 5 AND 6 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0728215078, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT NO. 0728215078.

Property Address: 2150 West North Avenue, Unit 9, Chicago, IL 60647

PTN: 14-31-331-032-1009