

# UNOFFICIAL COPY

Doc#: 1812206057 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2018 10:45 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Scannell & Associates  
Attorney at Law  
9901 S. Western Ave., Suite 205  
Chicago, IL 60643

Dec ID 20180401652562  
ST/CO Stamp 1-562-089-760 ST Tax \$1,265.00 CO Tax \$632.50  
City Stamp 0-809-288-992 City Tax: \$13,282.50

### MAIL REAL ESTATE TAX BILL TO:

Kristofer Ekdahl and Jennie Ekdahl  
840 W. Belden  
Chicago, IL 60614

**THE GRANTORS: James N. Zartman and Katherine W. Zartman, husband and wife, of 840 W. Belden, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Kristofer Ekdahl and Jennie Ekdahl, husband and wife, of City of Chicago, County of Cook, State of Illinois, to have and to hold not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

### SEE ATTACHED LEGAL DESCRIPTION

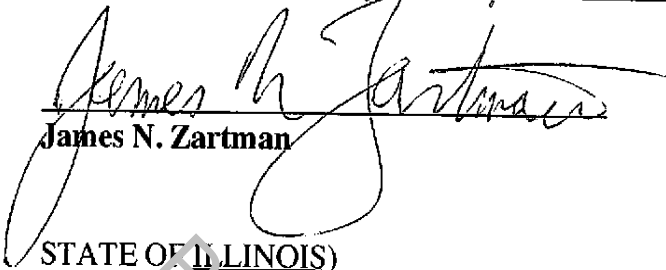
**Commonly known as:** 840 W. Belden, Chicago, IL 60614  
**PIN:** 14-32-204-070-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 26<sup>th</sup> day of April, 2018.

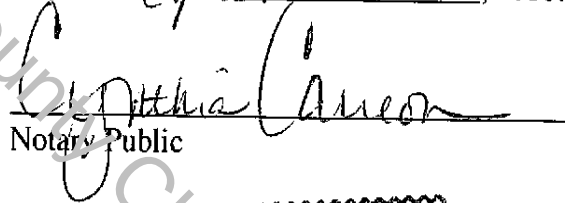
  
James N. Zartman

  
Katherine W. Zartman

STATE OF ILLINOIS)  
)SS  
COUNTY OF COOK)

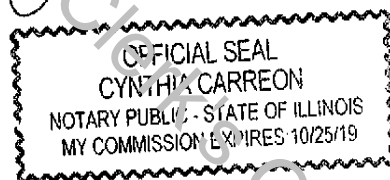
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James N. Zartman and Katherine W. Zartman, husband and wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said 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 official seal this 26 day of April, 2018.

  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Susan J. Kim  
Attorney at Law  
21660 W. Field Pkwy., Suite 118  
Deer Park, IL 60010



Office

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## LEGAL DESCRIPTION

Order No.: 18NW7132278RM

For APN/Parcel ID(s): 14-32-204-070-0000

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PARCEL 1:

LOT 1 IN BLOCK 8 IN SEMINARY TOWNSHIP ASSOCIATION SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 1 TO 5, INCLUSIVE, AND PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTH 1/2 OF BLOCK 3 OF SHEFFIELD'S ADDITION TO CHICAGO, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 23385946 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR SEMINARY TOWNHOUSES RECORDED SEPTEMBER 25, 1975 AS DOCUMENT NUMBER 23234124 AND AS CREATED BY DEED FROM MCCORMICK THEOLOGICAL SEMINARY TO SHELDON J MEYERS FOR THE PURPOSES OF PASSAGE, PARKING, UTILITIES, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office