

UNOFFICIAL COPY

18-0361

Doc#. 1813629508 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2018 01:09 PM Pg: 1 of 3

Dec ID 20180501668527
ST/CO Stamp 0-187-256-096 ST Tax \$275.00 CO Tax \$137.50
City Stamp 0-829-508-896 City Tax: \$2,887.50

This instrument was prepared

by:

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602

And after recording should be
mailed to:

David Frank - Attorney
at Law
1211 Leavelle Rd.
Northbrook, IL 60062

FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTOR, Kristen A Tietjen, a single woman, 3021 W. Armitage Ave. Apt 408, Chicago, IL 60647 in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Daniel Haefs and Staci McNelis, ^{a single man} ~~married to each other~~, ^{single woman} ~~as tenants by the entirety~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

as joint
tenants
with rights
of survivorship

See Attached Legal Description

Permanent Index Numbers: 13-36-303-037-1024 and 13-36-303-037-1053

Commonly known as 3021 W. Armitage Ave. Apt. 408, Chicago, IL 60647

SUBJECT TO covenants, conditions, and restrictions of record; condominium documents, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes, confirmed and unconfirmed that are not included in the Cook County real estate tax bill; and general real estate taxes not yet due and payable at the time of Closing.

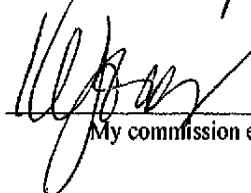
DATED this 4 day of May, 2018


Kristen A Tietjen

STATE OF Illinois

COUNTY OF Cook

) The foregoing instrument was acknowledged before me this
) ss. 4th day of May, 2018, by Kristen A Tietjen.
)


Notary Public
My commission expires 9/29, 2018



UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit Number 408 and Parking Space Number P-29 in the Armitage Condominium as delineated on the survey of the following described real estate property, to wit:

Lots 1, 2, 3 and 4, and the East 1 foot 10 3/8 inches of Lot 1 in Resubdivision of Lots 5 and 8, in the Resubdivision of Lots 43 to 48, inclusive in Block 1 in the Subdivision of the East 19 acres of the West 38 acres of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Except:

Parcel 1: (Retail Unit C1)

The following parcel of land above a Horizontal Plane at Elevation + 18.80 feet (Chicago City Datum) and lying at and below a Horizontal Plane at Elevation + 34.80 feet (Chicago Datum), described as follows:

Beginning at the point 5.60 feet South and 0.26 feet East of the Northwest corner of 1 foot 10-3/8 inches of Lot 1;

Thence East, a distance of 2.60 feet;

Thence North, a distance of 1.22 feet;

Thence East, a distance of 11.87 feet;

Thence South, a distance of 1.33 feet;

Thence East a distance of 2.75 feet;

Thence South, a distance of 1.00 foot;

Thence East, a distance of 2.67 feet;

Thence North, a distance of 2.35 feet;

Thence East a distance of 20.60 feet;

Thence South, a distance of 3.30 feet;

Thence East, a distance of 2.14 feet;

Thence South, a distance of 25.17 feet;

Thence West, a distance of 42.58 feet;

Thence North, a distance of 27.23 feet to the point of beginning.

Parcel 2: (Retail Unit C2)

The following parcel of land above a horizontal plane at elevation + 18.80 feet (Chicago City Datum) and lying at and below a horizontal plane at elevation + 34.80 feet (Chicago City Datum), described as follows:

Beginning at the point 1.42 feet South and 16.32 feet West of the Northeast Corner of Said Lot 1;

Thence South, a distance of 5.31 feet;

Thence East, a distance of 0.96 feet;

Thence South, a distance of 1.00 foot;

Thence East, a distance of 2.35 feet;

Thence South, a distance of 4.40 feet;

Thence West, a distance of 0.87 feet;

Thence South, a distance of 8.77 feet;



UNOFFICIAL COPY


Thence East, a distance of 1.73 feet;
 Thence Southwesterly, a distance of 40.12 feet along the Arc of a Circle, concave to the
 Northeast corner of said Lot 1, having a Radius 23.17 Feet;
 Thence North, a distance of 11.43 feet;
 Thence West, a distance of 0.13 feet;
 Thence North, a distance of 1.26 feet;
 Thence West a distance of 16.76 feet;
 Thence North, a distance of 25.13 feet;
 Thence East, a distance of 3.13 feet;
 Thence North, a distance of 3.30 feet;
 Thence East a distance of 20.70 feet;
 Thence South, a distance of 4.40 feet,
 Thence East, a distance of 6.45 feet;
 Thence North, a distance of 4.50 feet;
 Thence East, a distance of 15.00 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as an Exhibit to the Declaration of Condominium Ownership and of
 Easements, Restrictions, Covenants and By-Laws for the Armitedge Condominium Association
 recorded January 25, 2007, as Document Number 0702516048, as may be amended from time to
 time, together with its undivided percentage interest in the common elements.

Send Subsequent tax bills to:

Daniel Haefs
 3021 W. Armitage Ave. Apt 408
 Chicago, IL 60647

REAL ESTATE TRANSFER TAX		15-May-2018
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
13-36-303-037-1024 20180501668527 0-187-256-096		

REAL ESTATE TRANSFER TAX		15-May-2018
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *
13-36-303-037-1024 20180501668527 0-829-508-896		

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