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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



1814519042

Doc# 1814519042 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2018 12:35 PM PG: 1 OF 4

728463 1/2

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

THE GRANTOR, Thomas Beyer, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Matthew M Heffernan, a single man, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3W IN THE 1846 WEST ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 40 AND 41 IN BLOCK 31 IN SUBDIVISION OF BLOCKS 17,18, 20, 21 (EXCEPT LOTS 1, 16, 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 5, 6 AND 7), 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, 31, 32 AND 37, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0805215130 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE S AND ROOF AREA APPURTENANT THERETO, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0805215130

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

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2017 2nd Installment & 2018, and subsequent years.

Permanent Real Estate Index Number(s): 14-31-215-054-1006

Address of Real Estate: 1846 W Armitage Ave Unit 3W; Chicago; IL; 60622

Dated this 8 day of April, 2018

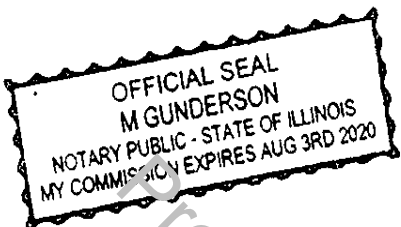
Thomas Beyer
Thomas Beyer

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Beyer, personally known to me to be the same persons whose names Thomas Beyer, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 8 day of April, 2018.



[Signature]

(Notary Public)

Prepared By: The Gunderson Law Firm
2155 W. Roscoe St.
Chicago, Illinois 60618

Mail To: Matthew M. Heffernan
1846 W. Armitage Ave Unit 3W
Chicago, IL 60622

Name & Address of Taxpayer:

Matthew **A** Heffernan
1846 W Armitage Ave Unit 3W
Chicago, IL 60622

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

23-Apr-2018



CHICAGO:

3,450.00

CTA:

1,380.00

TOTAL:

4,830.00 *

14-31-215-054-1006 | 20180401645076 | 1-761-821-984

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

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REAL ESTATE TRANSFER TAX

23-Apr-2018



COUNTY:	230.00
ILLINOIS:	460.00
TOTAL:	690.00

14-31-215-054-1006

| 20180401645076 |

1-395-295-520