

UNOFFICIAL COPY

1819845055
WARRANTY DEED
ILLINOIS STATUTORY

The Grantors, DENNIS W. McHALE and CHRISTINE M. McHALE, Husband and Wife, of 24 Honeyberry Court, Naperville, Illinois 60540, for and in consideration of Ten (\$10.00) dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to ARS PROPERTY DEVELOPMENT, LLC-Estes, an Illinois Limited Liability Company of 6850 North Tripp Avenue, Lincolnwood, Illinois 60712, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc# 1819845055 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2018 02:31 PM PG: 1 OF 4

LEGAL ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, provided they do not interfere with the current use and enjoyment of the Real Estate; public and utility easements; general real estate not yet due at the time of closing.

Terms, provisions, covenants and conditions of the Declaration of Condominium; Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easement established by or implied from the Declaration of Condominium; Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements if any; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium, Covenants, Conditions and Restrictions.

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

PIN: 11-32-307-⁰³⁵~~033~~-1003
ADDRESS: ¹²⁶³~~4273~~ West Columbia Avenue, Unit 2, Chicago, Illinois 60626

Dated this 13 day of July, 2018.

Dennis W. McHale

Christine M. McHale

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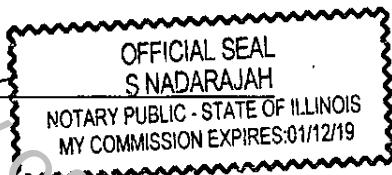
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STATE OF ILLINOIS, COUNTY OF Du Page

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Certify that DENNIS W. McHALE and CHRISTINE M. McHALE, 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 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 13th day of July, 2018

S. Nadarajah
Notary Public



Prepared By: Simon Edelstein 773-348-6436
939 West Grace
Chicago, Illinois 60613

Mail To:
John Ehrenstrom 630-9088-3507
580 Oakmont Lane
Westmont, IL 60559

Name & Address of Taxpayer:
Steve A. Shah
6850 North Tripp Avenue
Lincolnwood, Illinois 60712

REAL ESTATE TRANSFER TAX		17-Jul-2018
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50
11-32-307-035-1003 20180701628853 1-286-847-264		

REAL ESTATE TRANSFER TAX		17-Jul-2018
	CHICAGO:	1,237.50
	CTA:	495.00
	TOTAL:	1,732.50 *

11-32-307-035-1003 | 20180701628853 | 0-377-142-048

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

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AFFIDAVIT OF TITLE

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated 7/13, 2018 to ARS PROPERTY DEVELOPMENT, LLC-Estes, an Illinois Limited Liability Company, grantee, conveying the following described premises:

Legal attached as Exhibit 'A'

That no labor or material has been furnished for premises within the last four months, that is not fully paid for. That since the title date of 7/6, 2018, in the report on title issued by New North TITLE COMPANY, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the Insurance Policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states: Naught



Dennis W. McHale

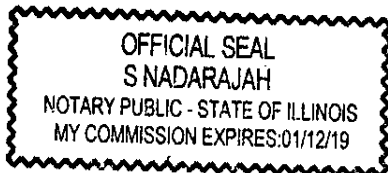


Christine M. McHale

Subscribed and sworn to before me this 13 day of July, 2018.



Notary Public



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Legal Description (PIN 11-32-307-035-1003)

UNIT 1263-2 IN THE COLUMBIA PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 17 IN BLOCK 4 IN NORTH SHORE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 30 ACRES THEREOF) IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616010105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**