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THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
Forde Law Offices LLP
111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

The Gunderson Law Firm, LLC
2155 W. Roscoe St
#1-South
Chicago, IL 60618
189 326 11/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



1822744010

Doc# 1822744010 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 10:13 AM PG: 1 OF 4

WARRANTY DEED

THIS INDENTURE is made as of this 31 day of July, 2018 by and between Donald Robert Sklenka of the city of Chicago, State of Illinois (the "Grantor"), and Colin Morris and Elizabeth Morris, husband and wife, as Tenants by the Entirety of the city of Chicago, State of Illinois (collectively, the "Grantees"). * A Single Person

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

SIGNATURE PAGE FOLLOWS

S Y
P 4
S 1
SC Y
INT Y

4

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 31 day of ~~August~~ July, 2018.

Donald Robert Sklenka

REAL ESTATE TRANSFER TAX		13-Aug-2018
COUNTY:		190.00
ILLINOIS:		380.00
TOTAL:		570.00
17-06-414-070-1002 20180801652342 1-732-095-776		

State of Illinois
County of Cook

REAL ESTATE TRANSFER TAX		09-Aug-2018
CHICAGO:		2,850.00
CTA:		1,140.00
TOTAL:		3,990.00 *
17-06-414-070-1002 20180801652342 0-666-513-184		

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Donald Robert Sklenka** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his 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 31 day of July, 2018.

Lisa J. Saul
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Colin Morris and Elizabeth Morris
1000 North Wolcott Avenue, #2
Chicago, Illinois 60622



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EXHIBIT A

Legal Description

UNIT NUMBER 2 IN THE 1908 AUGUSTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 24 (EXCEPT THE WEST 58.00 FEET THEREOF) IN ALVIN N. LANCASTER'S RESUBDIVISION OF THE EAST HALF OF BLOCK 3 IN COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413132134; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 17-06-414-070-1002

COMMON ADDRESS: 1000 North Wolcott Avenue, #2, Chicago, Illinois 60622

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0413132134, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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