

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

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Doc#: 1827046013 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/27/2018 10:15 AM Pg: 1 of 4

Dec ID 20180901688839  
ST/CO Stamp 1-878-550-688 ST Tax \$752.00 CO Tax \$376.00  
City Stamp 0-947-366-048 City Tax: \$7,896.00

AFTER RECORDING, RETURN TO:

Eric Miller + Jenna Miller  
1834 W. ARMSTRONG  
#1  
CHICAGO, IL 60678

## WARRANTY DEED

THIS INDENTURE is made as of this 14<sup>th</sup> day of September, 2018 by and between **Adam Silverblatt and Michele Silverblatt, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantors"), and **Eric Miller And Jenna Miller, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantors, 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:

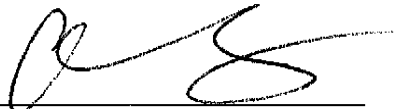
See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

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

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 18<sup>th</sup> day of September, 2018.

  
 Adam Silverblatt

  
 Michelle Silverblatt

State of IL )  
 ) ss  
 County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Adam Silverblatt and Michelle Silverblatt**, 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 this 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 18 day of September, 2018.

  
 Notary Public

Commission expires:

***Send Subsequent Tax Bills To:***

Eric Miller And Jenna Miller  
 1834 West Armitage Avenue, #1  
 Chicago, Illinois 60622



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## EXHIBIT A

### Legal Description

PARCEL 1: UNIT 1 IN THE 1834 WEST ARMITAGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 46 IN BLOCK 31 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2016, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1602819029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM. THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

**PERMANENT INDEX NUMBER:** 14-31-215-055-1001

**COMMON ADDRESS:**

1834 West Armitage Avenue, #1, Chicago, Illinois 60622

*4 Parking Space P-2*

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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 1602819029, as amended from time to time.
3. Illinois Department of Commerce and Economic Opportunity Enterprise Zone Certificate #1656 for Chicago II's Enterprise Zone Designation, Ordinance #95106 Chicago Authorizing Establishment of Enterprise Zone recorded April 26, 2016 as Document 1611910114.
4. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
5. Acts done by or suffered through Buyer.
6. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.