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THIS DOCUMENT WAS
PREPARED BY:

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111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

Doc#: 1828347131 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2018 12:31 PM Pg: 1 of 4

Dec ID 20180901692448
ST/CO Stamp 1-653-332-128 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-007-224-992 City Tax: \$5,040.00

AFTER RECORDING, RETURN TO:

Christen Mizell + Jason Lagrue
3645 N. Wayne Unit 6
Chicago, IL 60642

Joint Tenancy

WARRANTY DEED

THIS INDENTURE is made as of this 14th day of September, 2018 by and between **Peter S. Zimmer, a single man**, of the city of Chicago, State of Illinois (the "Grantor"), and **Jason PJ Lagrue and Christen L. Mizell** of the city of Chicago, State of Illinois (collectively, the "Grantees").

STC01146-592616E
1 of 2


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

Not as tenants by the entirety nor as tenants in common but as joint tenants with the right of survivorship

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

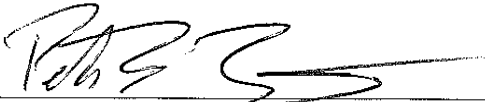
REAL ESTATE TRANSFER TAX	26-Sep-2018
	
CHICAGO:	3,600.00
CTA:	1,440.00
TOTAL:	5,040.00 *



14-20-124-050-1002 | 20180901692448 | 1-007-224-992

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

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 14th day of September, 2018.

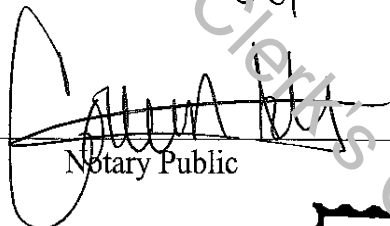

Peter S. Zimmer

REAL ESTATE TRANSFER TAX		02-Oct-2018
		COUNTY: 240.00
		ILLINOIS: 480.00
		TOTAL: 720.00
14-20-124-050-1002		20180901692448 1-653-332-128

State of IL
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter S. Zimmer** 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 she signed, sealed and delivered this said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

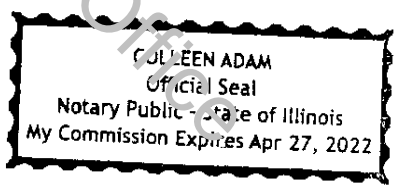
GIVEN under my hand and official seal, this 14 day of September, 2018.


Notary Public

Commission expires: 4/27/2022

Send Subsequent Tax Bills To:

Jason PJ Lagrue and Christen L. Mizell
3645 North Wayne Avenue, Unit B
Chicago, Illinois 60613



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EXHIBIT A

Legal Description

PARCEL 1: UNIT NUMBER B IN 3645 WAYNE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN BLOCK 11 IN EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A PART OF NORTHEAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 IN LAFLIN, SMITHS AND DYER'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94293434; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE, A LIMITED COMMON ELEMENT, AS DESIGNATED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 94293434.

PERMANENT INDEX NUMBER: 14-20-124-050-1002

COMMON ADDRESS: 3645 North Wayne Avenue, Unit B, Chicago, Illinois 60613

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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 94293434, 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.

Property of Cook County Clerk's Office