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Doc#: 1901549076 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/15/2019 09:51 AM Pg: 1 of 4

Dec ID 20190101678171
ST/CO Stamp 1-955-049-120 ST Tax \$1,250.00 CO Tax \$625.00
City Stamp 1-236-377-248 City Tax: \$13,125.00

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:

Frank Jaffe
Jaffe & Baxter
111 W. Washington #900
Chicago, IL 60602

Chicago Title

WARRANTY DEED

THIS INDENTURE is made as of this 14th day of January, 2019 by and between **Kelly S. Baxter**, a single woman, of the city of Chicago, State of Illinois (the "Grantor"), and **Andrew Harmon and Randi Harmon, husband and wife**, as Tenants by the Entirety of the city of Chicago, State of Illinois (collectively, the "Grantee"). * Dav. 0

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, 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 Grantee forever.

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 10 day of January, 2019.

Kelly S. Baxter
Kelly S. Baxter

State of Illinois
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kelly S. Baxter** 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.

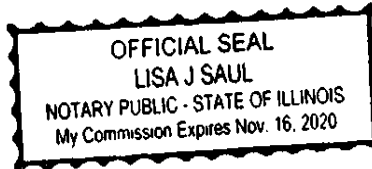
GIVEN under my hand and official seal, this 10 day of January, 2019.

Lisa J. Saul
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Andrew Harmon and Randi Harmon
55 East Erie Street, #2305
Chicago, Illinois 60611



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EXHIBIT A

Legal Description

UNIT 2305 AND PARKING SPACE UNIT 367 IN THE 55 EAST ERIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH WEST 1/4 (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST 1/4 OF BLOCK 25 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2003 AS DOCUMENT NUMBER 0329719204, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 17-10-112-011-1137; 17-10-112-011-1560

COMMON ADDRESS: 55 East Erie Street, #2305 Chicago, Illinois 60611

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 2nd Installment 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 0329719204, as amended from time to time.
3. Memorandum recorded as Document Number 1405639008.
4. Agreement recorded as Document Number's 1734044017, 1503444039, 1503444038, 1501434053, 1435634057, 1435634056 and 1235222122 .
5. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
6. Acts done by or suffered through Buyer
7. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.