

# UNOFFICIAL COPY

Doc#: 1907008200 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/11/2019 12:00 PM Pg: 1 of 3

Dec ID 20190201602867  
ST/CO Stamp 0-382-420-384 ST Tax \$340.00 CO Tax \$170.00  
City Stamp 1-550-976-416 City Tax: \$3,570.00

P779-49624FA

2/13

## WARRANTY DEED ILLINOIS STATUTORY

### Mail To:

Michael H. Wasserman PC  
105 W Madison #401  
Chicago IL 60602

### Name & Address of Taxpayer:

Duncan Armour  
4038 N Kenmore #2  
Chicago IL 60613

THE GRANTOR(S) Jason Tartaglia and Erin Tartaglia, husband and wife, of 4038 N. Kenmore Avenue, Unit 2, Chicago, State of Illinois, 60613, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Duncan Armour, an unmarried man

~~(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)~~

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 3600 N Lake Shore Drive, Chicago, Illinois 60613, 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 AS EXHIBIT A

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

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-17-401-072-1006

Address of Real Estate: 4038 N. Kenmore Avenue, Unit 2, Chicago, IL, 60613

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Dated this 20 day of February, 20 19.

[Signature]  
Jason Tartaglia  
[Signature]  
Erin Tartaglia

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jason Tartaglia**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of February, 20 19.



[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Erin Tartaglia**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 20 day of February, 20 19.



[Signature] (Notary Public)

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

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## Exhibit "A"

Parcel 1:

Unit no. 4038-2 in the Kenmore Place Condominiums as delineated on a survey of the following described real estate: Lot 3 (except the West 50 feet thereof) in Henry J. Peets subdivision of Lot 24 in the subdivision of Block 6 in Buena Park and the West 205 feet of Lots 18 to 21, in Inleharts Subdivision of the West 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached to Exhibit "D" to the Declaration of Condominium recorded July 26, 2006 as document number 0620731026; together with its undivided percentage interest in the common elements.

Parcel 2:

The (exclusive) right to the use of P-1, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as document number 0629631926.

Parcel ID(s): 14-17-401-072-1006

Property of Cook County Clerk's Office