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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 1912215026 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/02/2019 12:59 PM Pg: 1 of 3

Dec ID 20190401657919
ST/CO Stamp 0-420-554-656 ST Tax \$219.00 CO Tax \$109.50
City Stamp 0-771-499-936 City Tax: \$2,299.50

THE GRANTOR(S), Ian Fielding, a single man of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and Warranty DEED to Elaine McFarlane an married woman

2712 N Mozart St, Chicago, IL of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of records, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association 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(s): 14-05-301-031-1010

Address of Real Estate: 1427 W Elmdale Ave, Unit 3A, Chicago, IL 60641

Dated this April day of 30th, 2019



Ian Fielding

196SA130097LP 1/2

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ian Fielding, a single man personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the 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 30th day of April, 2019

Michele L Oatsvall
(Notary Public)

Prepared By: Jeffrey Sanchez
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603



Mail To:

DANIEL STEFANCZUK
WHITACRE & STEFANCZUK LTD
6841 W. BELMONT AVENUE
Chicago, IL. 60634

Name and Address of Taxpayer:
Elaine McFarlane
1427 W Elmdale Ave, Unit 3A
Chicago, IL, 60660

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1427-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELMDALE AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 071176078 . IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office