

UNOFFICIAL COPY

Doc#: 1917657079 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/25/2019 10:41 AM Pg: 1 of 3

Dec ID 20190601606915
ST/CO Stamp 0-448-016-480 ST Tax \$287.00 CO Tax \$143.50
City Stamp 1-253-322-848 City Tax: \$3,013.50

WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 2972078

THE GRANTORS, Maury Scordato and Craig R. Degel, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Bradley A. Kepple, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 121-2 IN THE 115-125 S. WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0720015024 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INC COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0720015024.

Permanent Real Estate Index Number(s): 17-18-105-029-1014

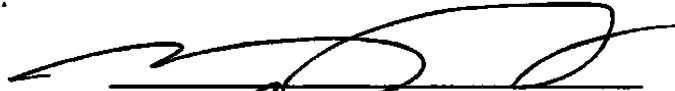
Address(es) of Real Estate: 121 S. Western Ave., Unit 2
Chicago, IL 60612

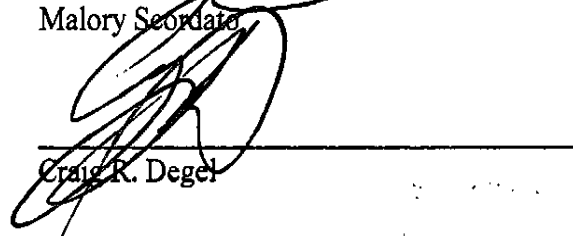
Subject to General Real Estate taxes not yet due and payable for the second installment of 2018 and for 2019; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing lease or tenancies; the Buyer's mortgage or trust deed, acts done or suffered by or through Buyer.

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

Dated this 18 day of June, 2019.



 Malory Scordato


 Craig R. Degel

State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Malory Scordato and Craig R. Degel, 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 the 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 18th day of June, 2019.

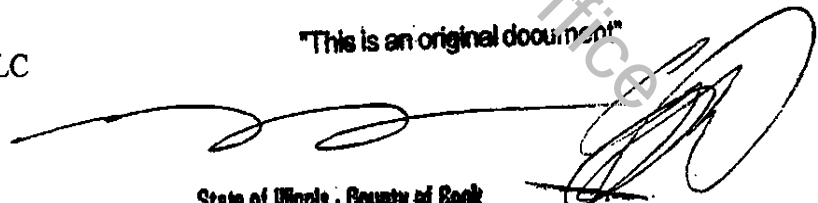


R. Shah
 Notary Public

Note: This conveyance was executed in conformance with the Notarial Record requirements of §5 ILCS 312/3-102(c).

Prepared by:
 Maria V. Vasos
 Law Office of Maria V. Vasos, LLC
 205 E. Butterfield Rd., #129
 Elmhurst, IL 60126

"This is an original document"



Mail to:
 Bradley A. Kepple
 121 S. Western Ave., Unit 2
 Chicago, IL 60612

State of Illinois - County of Cook
 This instrument was acknowledged before me on 6-18-19 (Date) by
Malory Scordato, Craig R. Degel

Name and Address of Taxpayer:
 Bradley A. Kepple
 121 S. Western Ave., Unit 2
 Chicago, IL 60612

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 121-2 IN THE 115-125 S. WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0720015024 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INC COOK COUNTY, ILLINOIS.

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Permanent Index #'s: 17-18-105-029-1014 (VOL. 593)

Property Address: 121 S Western Ave, Unit 2, Chicago, Illinois 60612

Property of Cook County Clerk's Office