

WARRANTY DEED
Individual to Individual

UNOFFICIAL COPY

19STD1105NA
THE GRANTOR(S), **Christopher M. George,**
married to **Taylor S. Balames,**

Doc#: 1918608473 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/05/2019 01:05 PM Pg: 1 of 2

of the City of **Chicago,** County of **Cook,** State of
Illinois for and in consideration of **TEN** and No
100s (\$10.00) **DOLLARS,** and other good and
valuable consideration, in hand paid, **CONVEY(S)**
and **WARRANT(S)** to:

Dec ID 20190601615873
ST/CO Stamp 1-806-108-768 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-893-274-208 City Tax: \$4,725.00

Wee-Jhong Chua
345 E. Ohio St., \$4501, Chicgo, Illinois 60611

the following described Real Estate situated in the County of **Cook,** in the State of **Illinois,** to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; 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; and condominium declaration and bylaws, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises, forever.

Permanent Index Numbers: **14-33-131-063-1012**

Address of Real Estate: **454 W. Armitage Ave., #3, Chicago, Illinois 60614**

DATED this 28 day of June, 2019

Christopher M. George (Seal)
Christopher M. George

Taylor S. Balames (Seal)
Taylor S. Balames

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO
HEREBY CERTIFY that **Christopher M. George and Taylor S. Balames,** 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 28 day of June, 2019

[Signature]
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: **Wee-Jhong Chua, 454 W. Armitage Ave., #3, Chicago, Illinois 60614**

MAIL TO: **James S. Cerami, Attorney at Law, 1S450 Summit Ave., Ste 325, Oakbrook Terrace, IL 60181**

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LEGAL DESCRIPTION

Order No.: 19ST01185NA

For APN/Parcel ID(s): 14-33-131-063-1012

Parcel 1:

Unit 454-3 in the Armitage Village Condominium as delineated on a Survey of the following described real estate:

All of Lot 2 (Except that part of Lot 2 which lies North of the South 73 Feet thereof and which lies West of the East line of said Lot 1 extended South to the North line of the South 73 feet of said Lot 2) in J. Elmer Cable's Resubdivision of Lots 1 to 6 in C.O. Hansen's Subdivision of Lots 1 to 5 in Carlson and Weltz's Subdivision of the West 2 acres of Block 29, also Lots 1 and 2 in J. Wadington Subdivision of the East 3 acres of Block 29, all in Canal Trustees Subdivision of the North Half of the North Half of the South East Quarter and the East Half of the South West Quarter of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; which Survey is attached as exhibit "A" to the Declaration of Condominium recorded August 16, 2004 as document number 0422934005, as may be amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of roof space R-4, a limited common element as delineated on the Survey attached to the Declaration aforesaid recorded on August 16, 2004, as document number 0422934005.