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Doc#: 1919349048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/12/2019 10:42 AM Pg: 1 of 4

WARRANTY DEED

(Individual to Individual)

01146-03892 1d2
Send Tax Bills To: *EM*

LIBBY MEIS
2740 W. ARMITAGE AVE
Chicago, IL *UNITS 505S*
60647

After Recording Mail To:

Libby Meis
2740 W. Armitage Ave Unit 505S
Chicago, IL
60647

Dec ID 20190601607835
ST/CO Stamp 0-384-055-392 ST Tax \$248.00 CO Tax \$124.00
City Stamp 1-101-510-752 City Tax: \$2,604.00

The Grantor, **Vincent Hathorn**, ~~married man~~ *to Amanda Baltikas*, of the City of Chicago, County of Cook and in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations acknowledged and in hand paid,

CONVEYS AND WARRANTS TO:

✓ **Libby A. Meis**, A Single Woman
Residing at 782 Timber Hill Rd., Highland Park, IL 60035

Grantee, all interests in the following described real estate situated in the City of Chicago, Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Permanent Index Numbers: 13-36-228-046-1081 AND
13-36-228-046-1020

Address of Real Estate: 2740 W. Armitage Ave., Unit 505S,
Chicago, IL 60647

2019
Subject to taxes for tax year 2018, liens, covenants, easements, and restrictions of record, and all building and zoning laws and ordinances and all encumbrances of record, and possible rights of title and drainage ditches.

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

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Dated: This 8th day of July, 2018.

[Signature] [SEAL]

VINCENT HATHHORN [SEAL]

[Signature]
AMANDA BALTIKAS

State of ILLINOIS)
County of COOK)

REAL ESTATE TRANSFER TAX		11-Jul-2019
	CHICAGO:	1,860.00
	CTA:	744.00
	TOTAL:	2,604.00 *
13-36-228-046-1081 20190601607835 1-101-510-752		
* Total does not include any applicable penalty or interest due.		

I, the undersigned a Notary Public in and for the county of Cook in the State of Illinois, do hereby certify that Grantor, Vincent Hathhorn and his wife, Amanda Baltikas are 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 8 day of July, 2019.

[Signature]
NOTARY PUBLIC



This Document Prepared By:

Roberta Cioe Buoscio
Attorney at Law
12 West 15th Street
Chicago Heights, IL 60411

REAL ESTATE TRANSFER TAX		11-Jul-2019
	COUNTY:	124.00
	ILLINOIS:	248.00
	TOTAL:	372.00
13-36-228-046-1081 20190601607835 0-384-055-392		

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Units 505S and P3 in the Armitage Francis Condominiums as depicted on the Plat of Survey of the following described real estate:

The East 12 feet of Lot 23, all of Lots 24 to 31 and the East 12 feet of Lot 32 in W.O. Cole's Subdivision of Lots 7 to 12, 19 to 26 inclusive in Block 5 in Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, lying Southwest of North Western Plank Road, in Cook County, Illinois. Excepting therefrom: Commercial Property That Property and Space contained within and between a certain horizontal plane located 17.81 feet above Chicago City datum and that certain other horizontal plane located 30.13 feet above Chicago City datum lying within the boundaries projected vertically of that part of the East 12 feet of Lot 23, all of Lots 24 to 31 and the East 12 feet of Lot 32, all taken as a single tract, in W.O. Cole's Subdivision of Lots 7 to 12, 19 to 26, inclusive, in Block 5 in Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, lying Southwest of North Western Plank Road, in Cook County, Illinois described as follows: commencing at the Southwest corner of said tract, being also the point of intersection of the North line of West Armitage Avenue with the East line of a public alley, thence East along the South line of said tract, a distance of 102.39 feet; thence North along a line making an angle of 90 degrees 01 minutes 12 seconds measured Counter-Clockwise, East to North from the last described course extended, a distance of 1.42 feet to a point on the vertical line of intersection of the interior faces of Two Walls of a Six Story Brick Building commonly known as 2740 West Armitage Avenue in Chicago, being the point of beginning of the parcel herein described;

Thence along the interior faces of the Walls of the enclosed space described herein, the following courses and distances; all at right angles to each other unless noted otherwise.

West, a distance of 17.00 feet;
 North, a distance of 0.65 feet;
 West, a distance of 0.92 feet;
 South, a distance of 0.65 feet;
 West, a distance of 20.46 feet;
 North, a distance of 0.65 feet;
 West, a distance of 0.92 feet;
 South, a distance of 0.65 feet;
 West, a distance of 10.98 feet;
 North, a distance of 0.65 feet;
 West, a distance of 0.90 feet
 South, a distance of 0.65 feet;
 West, a distance of 5.02 feet;
 North, a distance of 8.15 feet;
 East, a distance of 0.26 feet;
 North, a distance of 11.25 feet;
 West, a distance of 2.00 feet;
 North, a distance of 11.86 feet;
 East, a distance of 17.04 feet;
 North, a distance of 15.60 feet;
 West, a distance of 10.07 feet;
 North, a distance of 9.90 feet;
 East, a distance of 10.07 feet;
 North, a distance of 0.30 feet;
 East, a distance of 22.90 feet;
 South, a distance of 14.33 feet;

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East, a distance of 7.65 feet;
 South, a distance of 8.01 feet;
 East, a distance of 12.05 feet;
 South, a distance of 26.22 feet;
 West, a distance of 1.70 feet;
 South, a distance of 8.50 feet to the point of beginning.

And also Parking Area for Commercial Property

That Property and Space contained within and between a certain horizontal plane located 17.72 feet above Chicago City datum and that certain other horizontal plane located 27.78 feet above Chicago City datum lying within the boundaries projected vertically of that part of the East 12 feet of Lot 23, all of Lots 24 to 31 and the East 12 feet of Lot 32, all taken as a single tract, in W.O. Cole's Subdivision of Lots 7 to 12, 19 to 26, inclusive, in Block 5 in Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, lying Southwest of North Western Plank Road, in Cook County, Illinois described as follows: commencing at the Southwest corner of said tract, being also the point of intersection of the North line of West Armitage Avenue with the East line of a public alley; thence North along the West line of said tract, a distance of 2.31 feet to the point of beginning of the parcel herein described; thence continuing North along the last described course extended, a distance of 57.07 feet; thence East along a line making an angle of 89 degrees 37 minutes 59 seconds measured counter-clockwise, South to East from the last described course, being along the Westward Extension of the line of the face of an interior wall of a Six Story Brick Building commonly known as 2740 West Armitage Avenue in Chicago, a distance of 24.60 feet; thence the following eight courses and distances being along the faces of interior walls of said Building and at Right angles to each preceding course:

South, 22.70 feet;
 East, 4.27 feet;
 South, 4.90 feet;
 West 4.27 feet;
 South, 30.75 feet;
 West, 22.23 feet;
 North, 1.28 feet;

Thence West 1.97 feet to the point of beginning.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership, recorded December 26, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0736015121, and amendment to include Additional Land recorded on March 28, 2008, as Document 0808816037 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.