

# UNOFFICIAL COPY

Doc#: 1919913202 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/18/2019 11:40 AM Pg: 1 of 3

Dec ID 20190701633369  
ST/CO Stamp 0-832-939-104 ST Tax \$425.00 CO Tax \$212.50  
City Stamp 2-037-884-000 City Tax: \$4,462.50

## Warranty Deed

*Above Space for Recorder's Use Only*

THE GRANTORS, **Amanda Turcotte**, an unmarried woman, and **Christopher Shanks**, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEE, **Brian W. Matson**, an unmarried man, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any and public and utility easements;

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

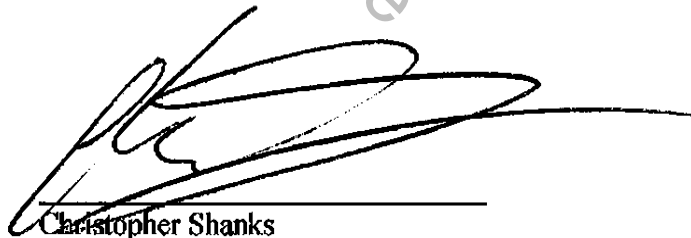
Permanent Real Estate Tax Number: 14-18-218-025-1003

Address of Real Estate: 4424 N. Winchester Avenue, #2N, Chicago, IL 60640

Dated: July 3, 2019



Amanda Turcotte



Christopher Shanks

10f2

NAT 19-60744

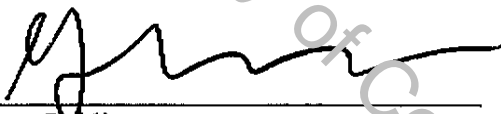
Property of Cook County Clerk's Office

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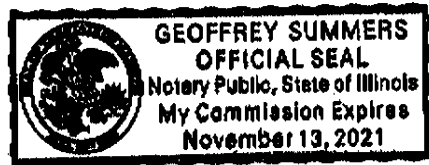
STATE OF Illinois )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **AMANDA TURCOTTE AND CHRISTOPHER SHANKS**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 3 day of July, 2019, 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 on July 3, 2019:

  
\_\_\_\_\_  
Notary Public

My Commission expires: 11/13/21



Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

After Recording Return to:  
Deborah S. Ashen  
217 N Jefferson St, 601  
Chicago, IL 60661

Send Subsequent Tax Bills to:  
Brian W. Matson  
4426 N Winchester Unit 2N  
Chicago, IL 60640

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## Exhibit A

### Legal Description

#### PARCEL 1:

UNIT NUMBER 2N IN 4424-26 WINCHESTER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 IN BLOCK 16 IN RAVENSWOOD IN SECTION 17 AND SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 9, 2003 AS DOCUMENT NUMBER 0328219055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION RECORDED OCTOBER 9, 2003 AS DOCUMENT NUMBER 0328219055.

Property of Cook County Clerk's Office