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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1920355259 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/22/2019 01:49 PM Pg: 1 of 3

Dec ID 20190601601613
ST/CO Stamp 1-642-959-968 ST Tax \$245.00 CO Tax \$122.50
City Stamp 0-248-067-168 City Tax: \$2,572.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Amanda T. Frjelich, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Daniel Tulchinsky and Hannah A. Tulchinsky, husband and wife, of Chicago IL, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 14-08-314-014-1008
Property Address: 1357 W. Argyle St., Unit 2C, Chicago, IL 60640

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year ~~2018~~ ²⁰¹⁹ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



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

Dated this 16 day of July, 2019.

A. Frjelich (Seal)
Amanda T. Frjelich

REAL ESTATE TRANSFER TAX		22-Jul-2019
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50 *

14-08-314-014-1008 | 20190601601613 | 0-248-067-168
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Jul-2019
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50

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Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW19046709 1042

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amanda T. Frijelich personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 notarial seal, this 16 day of July, 2019.

Michael D Korus

Notary Public

THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005



MAIL TO:

Robb & Assoc. PC.
~~Robbins, Salomon & Patt, Ltd.~~
~~180 N. LaSalle Suite 3300~~
~~Chicago, IL 60601~~
111 W Jackson Blvd
#1700
Chicago IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Daniel Tulchinsky
1357 W Argyle St., Unit 2C
Chicago, IL 60640

Property of Cook County Clerk's Office

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BW19046709

Exhibit A

UNIT NUMBER 2C IN ANDERSONVILLE ARBOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 3 IN THE RESUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID SOUTH 1/2, 1188.37 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2, 338 FEET; THENCE SOUTHEASTERLY PARALLEL TO CENTER OF GREEN BAY ROAD, 309 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 62 RODS AND 0.7 OF A FOOT NORTH OF THE SOUTH LINE OF SAID SECTION (MEASURED ALONG CENTER OF GREEN BAY ROAD); THENCE EAST ALONG SAID PARALLEL LINE 338 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 33 FEET OF SAID TRACT TAKEN FOR ARGYLE STREET), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 10572572, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-08-314-014-1008

For Informational Purposes only: 1357 W. Argyle St., Unit 2C, Chicago, IL 60640