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THIS DOCUMENT WAS

PREPARED BY:

01146-63896 162
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Forde Law Offices LLP

111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

Doc#: 1921833017 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/06/2019 09:35 AM Pg: 1 of 4

Dec ID 20190701644480

ST/CO Stamp 1-952-074-848 ST Tax \$635.00 CO Tax \$317.50

City Stamp 0-111-496-288 City Tax: \$6,667.50

AFTER RECORDING, RETURN TO:

Shane & Leah Snyder
2052 W. Armitage, Unit B
Chicago, IL 60647

WARRANTY DEED

THIS INDENTURE is made as of this 18th day of July, 2019 by and between **Henry Densham and Lauren Densham, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantors"), and **Shane Snyder and Leah Snyder, husband and wife, as Tenants by the Entirety** of the city of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

SIGNATURE PAGE FOLLOWS

Send Subsequent Tax Bills To:

Shane Snyder and Leah Snyder
2052 West Armitage Avenue, Unit B
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX

02-Aug-2019



COUNTY: 317.50

ILLINOIS: 635.00

TOTAL: 952.50

14-31-139-058-0000

| 20190701644480 | 1-952-074-848

REAL ESTATE TRANSFER TAX

29-Jul-2019



CHICAGO: 3,225.00

CTA: 1,290.00

TOTAL: 4,515.00 *

14-19-417-036-1005

| 20190701644168 | 0-318-262-368

* Total does not include any applicable penalty or interest due.

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EXHIBIT A

Legal Description

PARCEL 1: THE NORTH 18.90 FEET OF THE SOUTH 39.65 FEET OF THAT PART OF THE EAST 37.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 5, 6, 7, 8 AND 9 IN BLOCK 9 IN SHERMAN'S ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARMITAGE PARK TOWNHOUSES RECORDED JUNE 12, 1998, AS DOCUMENT 98497681 FOR INGRESS AND EGRESS.

PERMANENT INDEX NUMBER: 14-31-139-058-0000

COMMON ADDRESS:

2052 West Armitage Avenue, ^{Condo} Unit B, Chicago, Illinois 60647

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2019 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration recorded 06-12-1998 as Document Number 98497681, as amended from time to time.
3. Acts done by or suffered through Buyer.
4. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office