# **UNOFFICIAL COPY**

THIS DOCUMENT WAS
PREPARED BY:
ON-He-io3846 1 65
Lisa J. Saul, Esq.
Forde Law Offices LLP
111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Shane & Leah Sudel 2057 W. Armyage Vant P. Chicago, 16 606/17 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

#### WARRANTY DEED

THIS INDENTURE is made as of this \_\_\_\_\_ 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 TRAN	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

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 18 day of July, 2019.

Henry Densham

Lauren Densham

State of /LL/No/S

) ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Henry Densham and Lauren Densham, personally known to me to be the same persons whose names are subscribed to the longoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 / day of

. 2019

Notary Public

Commission expires:

OFFICIAL SEAL DORIS KAY BRUBAKER NOTARY PUBLIG - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/10/23

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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 NORTHWF5T 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 FASEMENTS 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:** 

Conds
2052 West Armitage Avenue, 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.
- ints, sord.

  Cook County Clerk's Office 4. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.