BW19047621

UNOFFICIAL COPY

Doc#. 1923957014 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 08/27/2019 11:01 AM Pg: 1 of 3

Dec ID 20190801668177

ST/CO Stamp 2-056-950-368 ST Tax \$15.00 CO Tax \$7.50

City Stamp 0-033-538-656 City Tax: \$157.50

WARRANTY DEED

Emily Morgens (ern n/k/a Emily Tromp, a married woman, 455 W. St. James, Unit 306, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Marek Vasat, 455 W. St., James, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-28-320-033-1032

Address of Real Estate: 455 W. Saint James Pl., P-4, Chicago, IL 106.4

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX		26-/\vg-0019
	CHICAGO:	112.50
	CTA:	45.00
	TOTAL:	157.50 *
14-28-320-033-1032	20190801668177	0-033-538-656

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

REAL ESTATE	TRANSFER T	AX	26-Aug-2019
	A STATE OF THE PARTY OF THE PAR	COUNTY:	7.50
and the state of t		ILLINOIS:	15.00
		TOTAL:	22.50
14-28-320-	033-1032	20190801668177	2-056-950-368

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Dated:, 2019
Emily Morgenstern n/k/a Emily Tromp
STATE OF THINDIS
COUNTY OF (SS)
ACKNOWLEDGMENT
I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Emily Morgenstern n/k/a Emily Tromp is 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 and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and under this scal this 20 day of AUQUST, 2019
Commission expires: 3/7/22 **OFFICUL SEAL* JENNIFER V WIS ZNIE WSKI Notary Public - State - 1/2012 My Commission Expires Maior - 07, 2022 Prepared By:
Matthew Rich, Esq.
Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618
Return to after recording and Name and Address of Taxpayer; Marek Vasat 455 W. Saint James PL. Chicago, IL 60614 11 24 N. KNIGHT AVE. PARK RIXE, U. 60068

1923957014 Page: 3 of 3

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Baird & Warner Title Services, Inc.

Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

Exhibit A

UNIT P-4 IN THE ST. JAMES CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, (HEREINAFTER REFERRED AS "PARCEL"):

LOT 10 (EXCEPT THE WESTERLY 89.67 FEET AS MEASURED ON THE NORTHERLY AND SOUTHERLY LINE THEREOF) IN THE SUBDIVISION OF OUT-LOT B (EXCEPT THE SOUTH 320 FEET THEREOF) IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 23, 1967 AND KNOWN AS TRUST NUMBER 36203, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED, IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 27269003 TOGE FIFER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY (ILLINOIS.

Permanent Index Number(s): 14-28-320-033-1032

Note for Informational Purposes Only, Commonly known as:
455 West Saint James Place, Chinago, IL. 60614

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].

File No: BW19047621
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