

UNOFFICIAL COPY

Doc#: 2001545051 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/15/2020 11:34 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20191201681853
ST/CO Stamp 2-043-986-784 ST Tax \$590.00 CO Tax \$295.00
City Stamp 1-740-651-872 City Tax: \$6,195.00

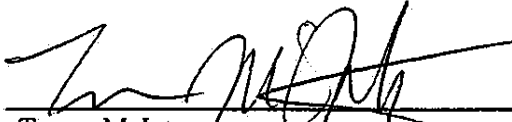
Above Space for Recorder's Use Only


THE GRANTORS, Trevor McIntyre and Megan Jansky McIntyre f/k/a Megan Jansky, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES Brendan R. Phillips and Sabrina C. Phillips, husband and wife and tenants-by-the-entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *and Thomas Gerald Phillips, a married man, together as joint tenants*
SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 14-29-300-089-1005

Address of Real Estate: 2625 N. Ashland Avenue, Unit 2A, Chicago, Illinois 60614

The date of this deed of conveyance is December 19, 2019.


Trevor McIntyre

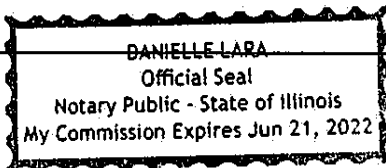

Megan Jansky McIntyre

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Trevor McIntyre and Megan Jansky McIntyre, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires Jun 21, 22)

Given under my hand and official seal


Danielle Lara
Notary Public



LEGAL DESCRIPTION

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For the premises commonly known as 2625 N. Ashland Avenue, Unit 3A, Chicago, Illinois 60614

See attached.

REAL ESTATE TRANSFER TAX		09-Jan-2020
CHICAGO:		4,425.00
CTA:		1,770.00
TOTAL:		6,195.00 *



14-29-370-089-1005 | 20191201681853 | 1-740-651-872

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

Property of Cook County Clerk's Office

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
Brendan R. Phillips
2625 N. Ashland #3A
Chicago IL 60614

Recorder-mail recorded document to:
Brendan R. Phillips
2625 N. Ashland #3A
Chicago IL 60614

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LEGAL DESCRIPTION

Order No.: 19CSC093186LP

For APN/Parcel ID(s): 14-29-300-089-1005

PARCEL 1:

UNIT 3-A IN BUILDING 2625 IN ASHLAND MANOR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 6, 7, 8 AND 9 IN THE SUBDIVISION OF THE WEST 145 FEET OF LOT 9 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99296342, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 2 INDOOR PARKING SPACES LABELED 3A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

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