## UNOFFICIAL CC

41051136 (1/2) THIS DEED WAS

PREPARED BY:

Chris Cirillo **Brotschul Potts LLC** 30 N. LaSalle Street, Suite 1402 Chicago, Illinois 60602

Doc#. 2005955106 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 02/28/2020 08:20 AM Pg: 1 of 3

Dec ID 20200201622701 ST/CO Stamp 0-354-707-296 ST Tax \$240.00 CO Tax \$120.00 City Stamp 0-969-756-512 City Tax: \$2,520.00

### WARRANTY DEED

D 000 77 THIS INDENTURE, made as of . 2020, from Jennifer Sturm having a current address of 6757 in favor ("Grantor"), of the Steven Stuart, having a current WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in han't peid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARPANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2019 and 2020 and subsequent years, covenants, conditions and restrictions of record ard building lines and easements of record. \*married

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

THIS IS NOT HOMESTEAD PROPERTY

[SIGNATURES ON THE FOLLOWING PAGE]

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTORS:
Jenrije Strum
Jennifer Sturm
ACKNOWLEDGEMENT
STATE OF ILLINOIS ) ) SS
COUNTY OF COOK
I, the undersigned, a Notary l'ubl.c in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jennifer Sturm, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before mothis day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act the uses and purposes therein set forth.
Given under my hand and notarial seal this 20 div of FEBLUARY, 2020.
Bul A. Tryci
My commission expires on
COUNTY COUNTY
SEND PROPERTY TAX BILLS TO: AFTER RECORDING MAIL TO
Steven Stuart  1808 S. Michigan Ave.  1808 S. Michigan Ave.  1809 N. Paulina St.  Chicago, 16 60616
Chicago, 12 64010

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### EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 38 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE GARDENS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99750311, AS AMENDED, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-38, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

17-22-306 047-1038 PIN:

PROPERTY CKA: 1808 S. NICHIGAN, UNIT 38, CHICAGO, IL 60616

REAL ESTATE TRANSFER TAX 120.00 COUNTY: 240.00 ILLINOIS: 360.00 TOTAL: 20200201622701 0-354-707-296 17-22-306-047-1038

MICE	IIGAN, UNI	T 38, CHICAGO, IL 60616
		t County Clarks
	80 H.L 0000	REAL ESTATE TRANSFER TAX 26-Feb-2020
	26-Feb-2020	CHICAGC: 1,800.00
NTY:	120.00 240.00	GEOGRAPH CARRY
VOIS:	360.00	
TAL:		17-22-306-047-1038 20200201622701 0-63-756-512
22701	0-354-707-296	* Total does not include any applicable penalty or interest due.