

# UNOFFICIAL COPY

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

**GIT**

Property

## WARRANTY DEED

THIS INDENTURE, made as of Feb 20, 2020, from Jennifer Sturm\* having a current address of 6757 Burnett Ln Dublin, OH 43017 ("Grantor"), in favor of the Steven Stuart, having a current address of 110 W. Leland, #3A, Chicago, IL 60640 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, 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 appurtenances (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 and 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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## 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.

PIN: 17-22-306-047-1038

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

REAL ESTATE TRANSFER TAX		26-Feb-2020
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
17-22-306-047-1038   20200201622701   0-354-707-296		

REAL ESTATE TRANSFER TAX		26-Feb-2020
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00 *
17-22-306-047-1038   20200201622701   0-354-756-512		
* Total does not include any applicable penalty or interest due.		