

UNOFFICIAL COPY

Doc#: 2007746011 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 08:53 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20200301635191
ST/CO Stamp 0-220-405-600 ST Tax \$390.00 CO Tax \$195.00
City Stamp 1-296-412-512 City Tax: \$4,095.00

Above Space for Recorder's Use Only

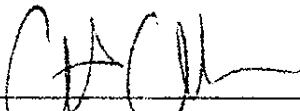
THE GRANTORS, Austin Ashmore and Antoinette Ashmore, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, Roger Fear and Patricia Fear, husband and wife and tenants by the entirety, the following described 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.

SUBJECT TO: General taxes for 2019 2nd installment and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-22-305-051-1004

Address of Real Estate: 1936 S. Prairie Ave., B20, Chicago, IL 60616

The date of this deed of conveyance is February 25, 2020.


Austin Ashmore

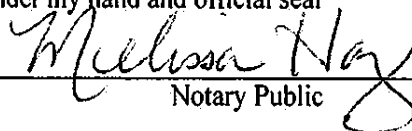

Antoinette Ashmore

State of Florida, County of Hillsborough ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Austin Ashmore and Antoinette Ashmore, 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 _____)

Given under my hand and official seal




Notary Public


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LEGAL DESCRIPTION

For the premises commonly known as 1936 S. Prairie Ave., B20, Chicago, IL 60616

See attached.

REAL ESTATE TRANSFER TAX		11-Mar-2020
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *

17-22-308-051-1004 | 20200301835191 | 1-296-412-512

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

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:
 Roger Fear and Patricia
 Fear
 1936 S. Prairie Ave. B20
 Chicago, IL 60616

Recorder-mail recorded document
 to:
 Garces Law
 121 S. Wilke Rd Ste 301
 Arlington Heights, IL
 60005.

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LEGAL DESCRIPTION

Order No.: 20CSC093226LP

For APN/Parcel ID(s): 17-22-308-051-1004

PARCEL 1:

UNIT 20 IN THE COMMONWEALTH ON PRAIRIE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 4 IN BLOCK 13 IN ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOTS 12 THROUGH 17 IN BLOCK 4 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4 AFORESAID 54.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST 50.18; THENCE NORTH 00 DEGREES 00 MINUTES 00 EAST 72.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 EAST 25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 25.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 72.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST 50.10 FEET TO THE WEST LINE OF TRACT; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 182.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010912803 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010912803.