

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2010620167 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/15/2020 10:39 AM Pg: 1 of 2

WHEN RECORDED, MAIL TO:  
Peter Anthony Johnson, Esq.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611

Dec ID 20200401653155  
ST/CO Stamp 0-287-928-544 ST Tax \$205.00 CO Tax \$102.50  
City Stamp 0-556-364-000 City Tax: \$2,152.50

SEND SUBSEQUENT TAX BILLS TO:  
Anastasia Stanger  
4450 N. Beacon Street, Unit G  
Chicago, Illinois 60640

GRANTORS, **Gregory Ellis and Heather M. Gangestad n/k/a Heather M. Ellis**, husband and wife, both of Chicago Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Anastasia Stanger** of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

*\* Unmarried*  
**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Index No.: 14-17-122-015-1019.

Property Address: 4450 N. Beacon Street, Unit G, Chicago, Illinois 60640.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to the following, if any: (1) General real estate taxes for the year 2019-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

Dated this 1 day of April, 2020.

Dated this 1 day of April, 2020.

  
\_\_\_\_\_  
Gregory Ellis

  
\_\_\_\_\_  
Heather M. Gangestad n/k/a Heather M. Ellis

STATE OF ILLINOIS )

COUNTY OF COOK ) ss



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that GREGORY ELLIS and HEATHER M. GANGESTAD n/k/a HEATHER M. ELLIS, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 1<sup>st</sup> Day of April, 2020.

My commission expires 12/27/21

  
\_\_\_\_\_  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613



*File 20-018212*


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## EXHIBIT "A"

Unit 4450-G together with its undivided percentage interest in the common elements in the North Beacon Condominiums as delineated and defined in the declaration recorded as Document No. 0527327087, in Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 14-17-122-015-1019

REAL ESTATE TRANSFER TAX		06-Apr-2020
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50
14-17-122-015-1019   20200401653155   0-287-928-544		

REAL ESTATE TRANSFER TAX		06-Apr-2020
	CHICAGO:	1,537.50
	CTA:	615.00
	TOTAL:	2,152.50 *
14-17-122-015-1019   20200401653155   0-556-364-000		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office