

UNOFFICIAL COPY

Doc#: 2012707313 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2020 12:19 PM Pg: 1 of 2

Dec ID 20200401659941
ST/CO Stamp 0-731-318-496 ST Tax \$165.00 CO Tax \$82.50
City Stamp 0-194-447-584 City Tax: \$1,732.50

WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, **ERIK LUDEKS**, a married man, whose address 17819 19th Ave. SE, Bothell, WA, 98012, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, conveys and warrants to **SARAH JOY THALER**, a *Single woman of 1453 W Lawrence Ave ID, Chicago IL 60640*, to hold individually, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

UNIT 1D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DOVER PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 90222372, AS AMENDED FROM TIME TO TIME IN THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 2019-20 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

FIRST AMERICAN TITLE

FILE # 3017728

Permanent Real Estate Index Number(s): 14-17-101-030-1004

Property Address: 1453 W. Lawrence Ave, Unit #1D, Chicago, IL 60640

1091

Dated this 8 day of April, 2020.

FIRST AMERICAN TITLE

FILE # 3017728

1072



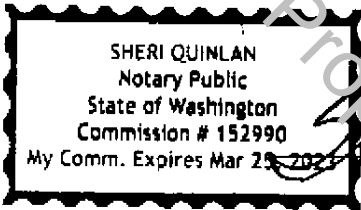
ERIK LUDEKS

UNOFFICIAL COPY

STATE OF WA)
COUNTY OF Spokane

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ERIK LUDEKS** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

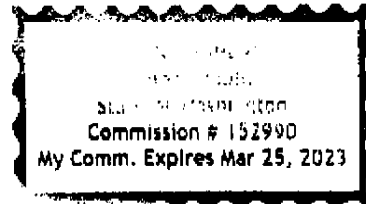
Given under my hand and my seal, this 8 day of April, 2020.



Sheri Quinlan

Notary Public

My Commission Expires: Mar 25, 2023



Prepared by: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail to: Sarah Thaler, 1453 W. Lawrence Ave., #1D, Chicago,

Mail future tax bills to: Sarah Thaler, 1453 W Lawrence IL 60640
Ave., #1D, Chicago, IL 60640

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph _____, Section 31-45, Property Tax Code.

(Buyer, Sellers or Representative) Date: _____, 2020