

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2025939046 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/15/2020 09:45 AM Pg: 1 of 2

Dec ID 20200701624145  
ST/CO Stamp 0-178-584-288 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-674-069-728 City Tax: \$4,095.00

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Aaron Ebbinghouse, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Brian Rodgers Unmarried Man of 1520 N LaSalle Dr, Chicago, Illinois, 60610, 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 reads 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 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-36-302-048-1004

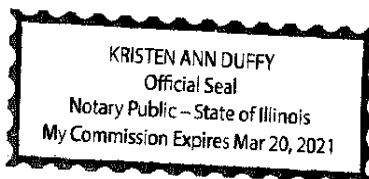
Address(es) of Real Estate: 3069 W Armitage Avenue Unit 2S Chicago Illinois 60647

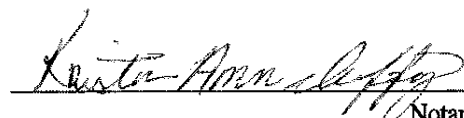
The date of this deed of conveyance is 07/08/2020.

  
\_\_\_\_\_  
Aaron Ebbinghouse

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron Ebbinghouse 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/she/they signed, sealed and delivered the said instrument as his/her(their) 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 official seal 07/08/2020.



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


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## LEGAL DESCRIPTION

For the premises commonly known as: 3069 W Armitage Avenue Unti 2S  
Chicago, Illinois 60647

Legal Description:

UNIT NO. 2S IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717822007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		12-Jul-2020
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
13-36-302-048-1004   20200701624145   1-674-069-728		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Jul-2020
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
13-36-302-048-1004   20200701624145   0-178-584-288		

This instrument was prepared by:

Kristen Duffy  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

Send subsequent tax bills to:

Brian Rodgers  
3069 W Armitage Avenue Unti 2S  
Chicago, Illinois 60647

Mail recorded document to:

Stuart Sheldon  
1 E. Wacker Dr. Ste 20610  
Chicago, IL 60601