

12

# UNOFFICIAL COPY

## WARRANTY DEED

STATE OF WISCONSIN  
LIMITED LIABILITY COMPANY  
TO INDIVIDUAL



Doc# 2035734113 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 11:15 AM PG: 1 OF 3

*Above Space for Recorder's Use Only*

**THE GRANTOR, ARMITAGE RBB, LLC, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS,** BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF WISCONSIN, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY

**CONVEYS AND WARRANTS TO JOHN M. STURGILL AND DAPHNE ORTIZ, HUSBAND AND WIFE AS JOINT TENANTS, With Rights of Survivorship.**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**SEE ATTACHED LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 1056 WEST ARMITAGE AVENUE, UNIT B, CHICAGO, ILLINOIS 60614-4140  
PERMANENT INDEX NUMBER(S): 14-32-223-035-1026**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: November 18, 2020

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Chicago Title  
20656017395ND/DH  
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**ARMITAGE RBB, LLC**

BY: Stephanie H. Vrabc member (SEAL)  
 STEPHANIE H. VRABEC, MEMBER

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, DEANNA S. RYAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT STEPHANIE H. VRABEC, MANAGING MEMBER OF **ARMITAGE RBB, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** PERSONALLY KNOWN TO ME TO BE THE MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY AND 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 SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AS THEIR FREE AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18 DAY OF NOVEMBER, 2020.



NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

REAL ESTATE TRANSFER TAX		19-Nov-2020	
	COUNTY:	293.75	
	ILLINOIS:	587.50	
	TOTAL:	881.25	
14-32-223-035-1026   20201001639386   1-236-450-272			

REAL ESTATE TRANSFER TAX		19-Nov-2020	
	CHICAGO:	4,406.25	
	CTA:	1,762.50	
	TOTAL:	6,168.75	
14-32-223-035-1026   20201001639386   0-692-452-320			

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

This Instrument was Prepared By:  Ryan Law Group, Ltd.  2661 N. Lincoln Ave, Floor 1  Chicago, Illinois 60614	Send Subsequent Tax Bills to:  John Sturgill and Daphne Ortiz 13232 Lake Shore Dr 1056 W. Armitage Ave, Unit B Unit 202 Chicago, IL 60614-4140  Cedar Lake In 48303	After Recording Mail To:  and Cedar Lake In 48303
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## LEGAL DESCRIPTION

Order No.: 20GSC017395NA

For APN/Parcel ID(s): 14-32-223-035-1026

UNIT 1056-A IN THE KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 25484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office