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Doc#. 2110906177 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20210301680785

Date: 04/19/2021 08:56 AM Pg: 1 of 3

ST/CO Stamp 0-070-460-944 ST Tax \$776.00 CO Tax \$388.00

City Stamp 0-847-996-432 City Tax: \$8,148.00

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

James P. Gelder and Robert T. Thompson 1453 W. Foster Ave Unit 3 Chicago, IL o0540

196 Chicago Title

2 16-SA 991788ND MWWW 18FC

(The Above Space for Recorder's Use Only)

THE GRANTORS James P. Gelder and Robert T. Thompson, Married to each other, for and in consideration of TEN AND 00/100 DCLI ARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Ryan Margulis,

Q Single Man, whose address is 1525 (ake Cont. 102, April 2, Dept (\$200), The Cont.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL

____Individually

OTHERS)

as-Tenants in Common

as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety.

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-08-301-046-1004

Property Address: 1453 W. Foster Ave, Unit 3, Chicago, IL 60640

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated MARCH 10th , 2021.

2110906177 Page: 2 of 3

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James P. Gelder STATE OF ILLINOIS

) SS,

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James P. Gelder and Robert T. Thompson 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 in the instrument as 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 notarial sea

Notary Public

THIS INSTRUMENT PREPARED BY Wilde Law Group 1016 W. Jackson Blvd.

Chicago, IL 60607

OFFICIAL SEAL -RIELLE VILLAMAR MY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/26/21

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Office

Jennifer Goldstone, Attorney at Law

601 Stoble BIVD Ste 306 Nouthbrook & 60062

Unit 3

Ryan Margulis 1453 W. Foster Ave

Chicago, IL 60640

2110906177 Page: 3 of 3

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LEGAL DESCRIPTION

Order No.: 21GSA941288HH.

For APN/Parcel ID(s): 14-08-301-046-1004

PARCEL /:

UNIT 3 IN THE 1453 WEST FOSTER CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 33 & 1.3. FET (EXCEPT THE SOUTH B FEET TAKEN FOR ALLEY) OF LOT 11 IN BROWN'S SECOND ADDITION TO ARGYLE, A SUBDIVISION OF THAT PART OF THE NORTH 6.62 CHAINS OF THE NORTH WEST 14 OF THE SOUTHWEST 14 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CLARK STREET IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINUM OWNERSHIP REGOLDED JUNE 3, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS D'OCUMENT NUMBER 1615519049, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIV DED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER G-4 AND ROOFTOP DECK, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1615519049.

June /