

UNOFFICIAL COPY

Doc#: 2110906177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 08:56 AM Pg: 1 of 3

Dec ID 20210301680785
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 60640

196 Chicago Title

2 16SA 99128800 NWMM
10FL

(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 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Ryan Margulis,

a single man, whose address is 1525 Lake Cook Rd, Apt 112, Deerfield, IL 60015

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

Individually

~~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.

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LEGAL DESCRIPTION

Order No.: 21GSA941286HH.

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

PARCEL 1:

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 FEET (EXCEPT THE SOUTH 8 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 NORTHWEST 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 CONDOMINIUM OWNERSHIP RECORDED JUNE 3, 2016 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1615519049, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED 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.



Cook County Clerk's Office