

UNOFFICIAL COPY

Doc# 2113318328 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2021 12:49 PM Pg: 1 of 3

Dec ID 20210401609554
ST/CO Stamp 0-906-608-144 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-754-703-888 City Tax: \$4,462.50

1 of 2

PT 21 68405

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Teresa Marie Ricotta
454 W. Armitage Avenue, Unit 1
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTOR Teresa Marie Ricotta, a single woman, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Christopher H. Joh and Sun Choi, a married couple, of , in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: * As tenants by the entirety.

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-33-131-063-1010 and 14-33-131-063-1021

Property Address: 454 W. Armitage Avenue, Unit 1, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

* * 1323 W. Wrightwood Chicago, IL 60644

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Dated this 20 day of April, 2021.

Teresa Marie Ricotta

Teresa Marie Ricotta

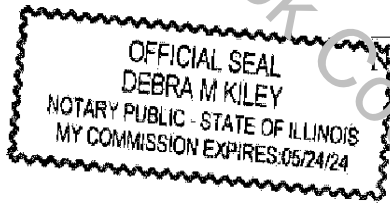
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Teresa Marie Ricotta 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 signed, sealed and delivered in the instrument as 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 seal, this 20th day of April, 2021.

Debra M Kiley

Notary Public



THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Deanna Ryan~~

Same →

SEND SUBSEQUENT TAX BILLS TO:

Christopher H. Joh
454 W. Armitage Avenue, Unit 1
Chicago, IL 60614

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EXHIBIT A LEGAL DESCRIPTION

Unit 454-1 and P-2 in the Armitage Village Condominium as delineated on a survey of the following described real estate:

All of Lot 2 (except that part of Lot 2 which lies North of the South 73 feet thereof and which lies West of the East line of said Lot 1 extended South to the North line of the South 73 feet of said Lot 2) in J. Elmer's Cable's Resubdivision of Lots 1 to 6 in C.O. Hansen's Subdivision of Lots 1 to 5 in Carlson and Weltz's Subdivision of the West 2 acres of Block 29, also Lots 1 and 2 in J. Wadington Subdivision of the East 3 acres of Block 29, all in Canal Trustees Subdivision of the North 1/2 of the North 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian;
Which survey is attached as exhibit "A" to the Declaration of Condominium recorded August 16, 2004 as document number 0422934005, as may be amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.