

UNOFFICIAL COPY

Doc# 2123633161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 12:44 PM Pg: 1 of 3

Dec ID 20210701602720
ST/CO Stamp 1-716-753-168 ST Tax \$265.00 CO Tax \$132.50
City Stamp 0-106-140-432 City Tax: \$2,782.50

PT 21-72174 YZ
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Michael Seth Montague
1255 N. Sandburg Terrace, Unit 612
Chicago, IL 60610

(The Above Space for Recorder's Use Only)

THE GRANTOR Michael Seth Montague, a single man, 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
Matthew Lawrence Hobler, Unmarried man of Chicago, IL, in fee simple forever, 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): 17-04-222-062-1300

Property Address: 1255 N. Sandburg Terrace, Unit ^{612-E}~~612~~ Chicago, IL 60610

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.

UNOFFICIAL COPY

Dated this 30 day of June, 2021.

Michael Seth Montague
Michael Seth Montague

STATE OF ILLINOIS)

COUNTY OF COOK)

) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Seth Montague 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 30th day of June, 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:

Christopher K. Stos
~~Chris Stos~~
Attorney at Law
910 W. Van Buren St
Ste 503
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Matthew Hobler
1255 N. Sandburg Terrace, Unit 612
Chicago, IL 60610

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Unit No. 612-E, in Eliot House Condominium as delineated on a Survey of Lot 15 (except the North 48.50 feet of the West 180 feet thereof) and also except that part of the South 92.27 feet of the West 137.805 feet of said Lot lying above elevation +18.50 feet, City Datum, in Chicago Land Clearance Commission number 3, being a consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago, and certain Resubdivisions, all in the Northeast 1/4 of Section 4, Township 39 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 recorded as Document Number 25267212 and registered as Document Number LR3134592 and as amended from time to time, together with its undivided percentage interest in the common elements

Property of Cook County Clerk's Office