

# UNOFFICIAL COPY

Doc#: 2206039011 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/01/2022 07:20 AM Pg: 1 of 4

## WARRANTY DEED

THE GRANTORS,  
Christian Ochsner and  
Wolfgang Bientzle  
a married couple,

Dec ID 20220201633189  
ST/CO Stamp 0-510-261-648 ST Tax \$100.00 CO Tax \$50.00  
City Stamp 1-760-295-312 City Tax: \$1,050.00

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
850 Margate LLC, an Illinois limited liability company  
1137 W. Leland Ave., First Floor  
Chicago, IL 60640

the following described Real Estate situated in the County of Cook, in the State of Illinois, to  
wit:

UNIT 504 IN THE MARGATE TERRACE CONDOMINIUMS AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1:

THE EAST 40 FEET OF LOT 27 IN BLOCK 1 IN GEORGE K. SPOOR'S SUBDIVISION OF  
BLOCK 4 OF CONARROES RESUBDIVISION OF THAT PART OF ARGYLE LYING  
SOUTH OF THE CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST  
FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

THE EAST 20 FEET OF LOT 26 AND THE WEST 20 FEET OF LOT 27 IN BLOCK 1 OF  
GEORGE K. SPOORS SUBDIVISION OF BLOCK 4 IN CONARROES RESUBDIVISION OF  
THAT PART OF ARGYLE LYING SOUTH OF THE CENTER LINE OF ARGYLE STREET  
IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, 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 RECORDED AS DOCUMENT 25129106, AS AMENDED FROM  
TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS.

STREET ADDRESS: 850 W. Margate Terrace, Unit 504, Chicago, IL 60640

PERMANENT TAX INDEX NUMBER: 14-08-412-031-1035

FIRST AMERICAN TITLE  
FILE # AF1021293

1081

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Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchasers or anyone claiming by, through or under Purchasers; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchasers shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 22 day of February, 2022.

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\_\_\_\_\_

Christian Ochsner

Wolfgang Bientzle

Property of Cook County Clerk's Office



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT 504, IN MARGATE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25129106, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-08-412-031-1035 (Vol. 478) and AF1020045

Property Address: 850 W Margate Terrace, Unit 504, Chicago, Illinois 60640

Property of Cook County Clerk's Office