## **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 WA'CRANT to 850 Margate LLC, an Albaois 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 PEAL 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, ILLINO'S;

#### PARCEL 2:

THE EAST 20 FEET OF LOT 26 AND THE WEST 20 FEET OF LOT 27 IN PLOCK 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 # AF1671293

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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 vaiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 10 HAVE AND TO HOLD said premises as forever.

DATED his 22 day of February, 2022.

Christian Ochsner

Wolfgang Bientzle

## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF COOK	)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Christian Ochsner and Wolfgang Bientzle, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as thier free and voluntary act, for the uses and purposes therein set forth, including the release and waive. of the right of homestead.

Given under my har and official seal the

OFFICIAL SEAL
TERESA OTRIA
NOTARY PUH H A HINOIS
MY COMMISSION OFFICIAL SEAL
TERESA A TRBA
NOTARY PUBLIC STATE OF LINOIS
MY COMMISSION AND A HINOIS
MY COMMI

day of February, 2022.

Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires:

OFFICIAL SEAL
FERESA A KOTRBA
NOTARY PUPLIC, STATE OF ILLINOIS

SOFFICO

MY COMMISSION FIRES: 9/16/2025

## This instrument prepared by:

Leo G. Aubel 200 S. Michigan Ave., Suite 1100 Chicago, IL 60604

### Send subsequent tax bills to:

850 Margate, LLC 1137 W. Leland Ave., First Floor Chicago, IL 60640

### Mail to:

850 Margate, LLC 1137 W. Leland Ave., First Floor Chicago, IL 60640

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#### 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

SOW Proberty of Cook County Clerk's Office