UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Ranjha Law Groep 903 Commerce Dr. #210 Oak Brook, IL 60523 Doc#. 2206739334 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/08/2022 11:49 AM Pg: 1 of 3

Dec ID 20220201627896

ST/CO Stamp 0-857-012-624 ST Tax \$789.00 CO Tax \$394.50

City Stamp 2-065-398-160 City Tax: \$8,284.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Carmel Winkler and Meredith Channing 3224 W. Palmer Si , Unit 1W Chicago, IL 60647

226NW S64027EM 1/2

THE GRANTORS: Stepher F. Martay and Christa N. Chavez, husband and wife, of 3224 W. Palmer St., Unit 1W, Chicago IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other gcod and valuable consideration in hand paid, CONVEY AND WARRANT to Carmel Winkler and Meredith Channing, husband and wife, of ISO N. Chander St. Chicago Convey to have and to hold, 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

Commonly known as:

3224 W. Palmer St., Unit 1W, Chicago, IL 60647

PIN:

13-35-217-031-1002

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain (ile, pipe or other conduit.

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DATED this 07 day of Februa	, 2022	,	
	[m	<u>C</u>	
Stephen R. Martay	Christa N. Chav	/ez	
STATE OF	a N. Chavez, perse the foregoing instr d that they signed a uses and purpose	onally knov ument, app and delive	vn to me to be the beared before me bred the said
Given under my hand and official seal this7	day of	Føb Ilm 1	, 2022. Y Martin
NAME AND ADDRESS OF PREPARER: Brian Iversen and/or Laura Di Andrea-Iversen al Attorney at Law 119 S. Emersen, Suite 262	nd/or William !⊻e:s	NO.	OFFICIAL SEAL WILLIAM H MARTAY ITARY PUBLIC - STATE OF ILLINOIS IY COMMISSION EXPIRES:10/14/23
Mt. Prospect, IL 60056			

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EXHIBIT A

Order No.: 22GNW564027RM

For APN/Parce ID(s): 13-35-217-031-1002

PARCEL 1:

UNIT 1W IN 3224 W. FALTER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN BLOCK 6 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35 TO WNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 161(234041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, STORAGE SPACE S-3 AND ROOF RIGHTS R-1W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1616234041.