

UNOFFICIAL COPY

Doc#: 2206739334 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2022 11:49 AM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Ranjha Law Group
903 Commerce Dr. #210
Oak Brook, IL 60523

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 St., Unit 1W
Chicago, IL 60647

226NW 564077 PM 1/2

THE GRANTORS: Stephen H. 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 good and valuable consideration in hand paid, CONVEY AND WARRANT to Carmel Winkler and Meredith Channing, husband and wife, of 1523 N. Cleveland Ave 2S Chicago 60640, 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 tile, pipe or other conduit.

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 22GNW564027RM

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

PARCEL 1:

UNIT 1W IN 3224 W. PALMER 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, TOWNSHIP 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 1616234041, 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.