

# UNOFFICIAL COPY

Doc#: 2208206222 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2022 09:18 AM Pg: 1 of 3

Dec ID 20220301638467  
ST/CO Stamp 0-045-247-888 ST Tax \$520.00 CO Tax \$260.00  
City Stamp 1-703-177-616 City Tax: \$5,460.00

## WARRANTY DEED ILLINOIS STATUTORY

Chicago Title / RM (1 of 2)  
22057753569 VH

(The Above Space for Recorder's Use Only)

THE GRANTOR Scott C. Moer, a single man, 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 Angelo Cartas, a single man, of 1818 N. Halsted St., Unit 204, Chicago, IL 60614, 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): 14-32-221-045-1006 and 14-32-222-049-1016

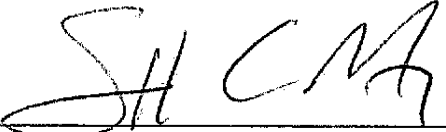
Property Address: 1170 W. Armitage Ave., Unit 2W, Chicago, IL 60614  
1122 W. Armitage Ave., P-7, Chicago, IL 60614

**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.

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

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Dated this 9<sup>th</sup> day of March, 2022.

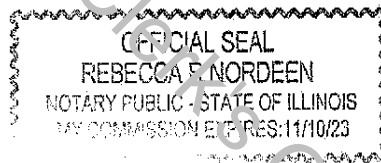
X  (Seal)  
Scott C. Moen

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF LAKE            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott C. Moen 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 he signed, sealed and delivered in the instrument as his 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 9<sup>th</sup> day of March, 2022.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:

Steven R. Felton & Associates, P.C.  
134 N. LaSalle St., Suite 1720  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Angelo Cartas  
1170 W. Armitage Ave., Unit 2W  
Chicago, IL 60614

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## EXHIBIT "A"

### PARCEL 1:

UNIT NUMBER 1170-2 IN 1166-70 W ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 AND 29 IN THE SUBDIVISION OF BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92203779 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN ASSIGNMENT OF EASEMENT BY THIRD COAST DEVELOPMENT, INC., ASSIGNOR, TO RUST GILBERT, ASSIGNEE DATED AUGUST 3, 1993 AND RECORDED SEPTEMBER 14, 1993 AS DOCUMENT NUMBER 93736235 OVER THE LAND DESCRIBED THEREIN.

### PARCEL 3:

UNIT P7 IN THE VICTORIAN GENTLEMAN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF BLOCK 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON EXHIBIT ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 3, 1995 AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.