

# UNOFFICIAL COPY



WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL

Doc# 2231142036 Fee \$88.00

CD 22 GSA 19d/28WA  
MAIL TO: *top 2*

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2022 02:33 PM PG: 1 OF 3

4125 N Ashland Ave Apt 2  
Chicago IL, 60613

GRANTOR, 4125 N. Ashland, LLC an Illinois limited liability company for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, Spencer Slaton, a single male, currently of Chicago, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

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 forever.

Permanent Index Numbers: 14-17-308-012-0000  
Property Address: 4125 N. Ashland, Chicago, IL 60613

DATED this 20th day of October, 2022.

Grantor:  
4125 N. Ashland, LLC  
CSpencer  
Connie Spencer, managing member

Nicholas Spencer  
Nicholas Spencer, managing member

REAL ESTATE TRANSFER TAX		02-Nov-2022
	COUNTY:	335.00
	ILLINOIS:	670.00
	TOTAL:	1,005.00
14-17-308-012-0000		20221001677793   0-045-689-168

REAL ESTATE TRANSFER TAX		02-Nov-2022
	CHICAGO:	5,025.00
	CTA:	2,010.00
	TOTAL:	7,035.00 *
14-17-308-012-0000		20221001677793   1-869-162-832

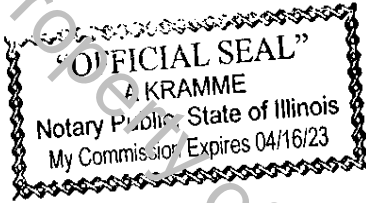
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

State of )  
SS )  
County of )

I, the undersigned, a Notary Public in and for said City and County aforesaid DO HEREBY CERTIFY that Connie Spencer and Nicholas Spencer identified to me to be the same persons whose names are subscribed to the foregoing Warranty Deed for 4125 N. Ashland, Chicago, IL 60613, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of October, 2022



A. Kramme  
(SEAL)

This document prepared by:

SPENCER & ROZWADOWSKI, LLP  
4441 WOLF ROAD, UNIT 101  
WESTERN SPRINGS, IL 60558

Send future tax bills to:

Spencer Siaton  
4125 N. Ashland  
Chicago, IL 60613

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GSA192128NA

For APN/Parcel ID(s): 14-17-308-012-0000

---

THE SOUTH 1/2 OF LOT 18 IN BLOCK 6 IN ASHLAND ADDITION TO RAVENSWOOD SAID ADDITION BEING A SUBDIVISION OF THAT PART SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF (EXCEPT SOUTH 325 FEET OF WEST 200 FEET THEREOF) SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 17, CONVEYED TO CITY OF CHICAGO BY DEED DATED JANUARY 13, 1931 AND RECORDED MARCH 4, 1931 AS DOCUMENT 10855586) IN COOK COUNTY, ILLINOIS.

Public Property Cook County Clerk's Office