

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)



23102130310

Doc# 2310213031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2023 09:51 AM PG: 1 OF 3

THIS DOCUMENT PREPARED BY:
Paul J. Ochmanek, Esq.
55 W. Monroe St., Suite 2445
Chicago, IL 60603

THE GRANTOR(S), **MICHAEL A. STENSON AND MERIDITH A. EWERS of 2112 W ARMITAGE AVE UNIT 2S, CHICAGO, IL 60647-6505**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEE, **BRIANNA H. LONG**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 14-31-138-044-1007

Address of Real Estate: 2112 W ARMITAGE AVE UNIT 2S, CHICAGO, IL 60647-6505

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

23GND 736046empyz 1/2

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IN WITNESS WHEREOF, said Grantors, **MICHAEL A. STENSON AND MERIDITH A. EWERS**, have caused their name to be signed to this Warranty Deed as of this 6 day of April, 2023.

MICHAEL A. STENSON

MERIDITH A. EWERS

STATE OF IL

) SS.

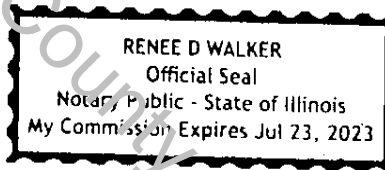
COUNTY OF COOK


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **MICHAEL A. STENSON AND MERIDITH A. EWERS**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of APRIL, 2023.

NOTARY PUBLIC



My commission expires: July 23, 2023



| REAL ESTATE TRANSFER TAX | 11-Apr-2023 |
|----------------------------------------------------------------------------------------------|-------------|
|  CHICAGO: | 2,137.50 |
| CTA: | 855.00 |
| TOTAL: | 2,992.50 * |

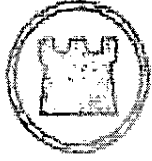
14-31-138-044-1007 | 20230401691756 | 2-107-319-504

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

| REAL ESTATE TRANSFER TAX | 11-Apr-2023 |
|-----------------------------------------------------------------------------------------------|-------------|
|  COUNTY: | 142.50 |
|  ILLINOIS: | 285.00 |
| TOTAL: | 427.50 |

14-31-138-044-1007 | 20230401691756 | 1-177-494-736

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GND736046RM

For APN/Parcel ID(s): 14-31-138-044-1007

PARCEL 1:

UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96629619, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P7, AND EXCLUSIVE USE OF STORAGE SPACE NO. S7, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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