

# UNOFFICIAL COPY

Doc#. 2322206108 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2023 09:14 AM Pg: 1 of 2

## WARRANTY DEED

Prepared by:  
Stephen M. Lewis  
COOKE & LEWIS, LTD.  
333 Skokie Blvd., Ste. 104  
Northbrook, IL 60062

Dec ID 20230701683251  
ST/CO Stamp 0-801-413-584 ST Tax \$715.00 CO Tax \$357.50  
City Stamp 1-696-094-672 City Tax: \$7,507.50

Mail Recorded Deed to:  
Alex Ranjha  
903 Commerce Dr., Ste 210  
Oak Brook, IL 60523

GIT

Send Subsequent Tax Bill to:  
Chris Bechler and Murphy Olivia Glass  
1122 W. Armitage Ave. Unit 102  
Chicago, IL 60614

4/07/64923 1-0 BK

The Above Space is for Recorder's Use Only

THE GRANTOR, **AMY KITE**, divorced and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **CHRIS BECHLER AND MURPHY OLIVIA GLASS**, as tenancy by the entirety, of 1122 W. Armitage Ave. Unit 102, Chicago, IL 60614, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

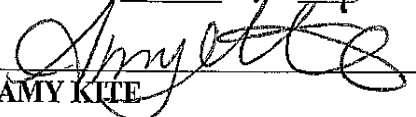
UNITS 102 AND P-11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VICTORIAN GENTLEMAN I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95002436, AS AMENDED, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-32-222-049-1003; 14-32-222-049-1020  
Common Address: 1122 W. Armitage Avenue Unit 102, Chicago, Illinois 60614

SUBJECT TO: General real estate taxes and assessments not due and payable at the time of Closing; covenants, conditions, and restrictions of record, and all amendments thereto, if any; building lines and easements, if any, and acts done or suffered by Buyer or anyone claiming through Buyer.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, *et seq.*

Dated: the 24<sup>th</sup> day of July, 2023

  
AMY KITE

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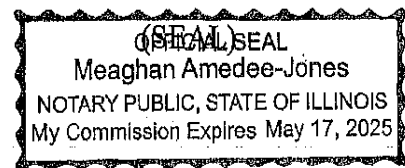
STATE OF ILLINOIS     )  
                                       )  
 COUNTY OF COOK        )     SS.


I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Amy Kite, personally known to me or presented drivers license as identification, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead, if applicable.

Given under my hand and seal this 24<sup>th</sup> day of July, 2023.

Commission Expires: May 17<sup>th</sup>, 2025



Meaghan Amedee-Jones  
 NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		07-Aug-2023
	CHICAGO:	5,362.50
	CTA:	2,145.00
	TOTAL:	7,507.50 *

14-32-222-049-1003 | 20230701683251 | 1-696-094-672

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

REAL ESTATE TRANSFER TAX		07-Aug-2023
	COUNTY:	357.50
	ILLINOIS:	715.00
	TOTAL:	1,072.50
14-32-222-049-1003   20230701683251   1-696-1113-584		