UNOFFICIAL CC

WARRANTY DEED

This instrument was prepared by: Michael T. Gasior, Esq. GASIOR LAW OFFICE 3701 ALGONQUIN ROAD **SUITE 715 ROLLING MEADOWS, IL 60008** p. 847.894.8159 e. mgasior@gasiorlaw.com

Doc#. 2325733141 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/14/2023 03:14 PM Pg: 1 of 4

Dec ID 20230901621149

ST/CO Stamp 1-195-085-264 ST Tax \$407.00 CO Tax \$203.50

City Stamp 1-992-838-608 City Tax: \$4,273.50

THE GRAMTOR(s), MICHAEL V. MATHEWS AND ASHLYN R. ALEXANDER N/K/A ASHLYN MATHEWS, as husband and wife, Of the City of Chicago, COUNTY OF COOK, STATE OF IL, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), ANN LEE.

In the form of ownership:

(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

All interest in the following described Real Estate situated in the COUNTY OF COOK in the State of Illinois, to wit:

PARCEL 1: UNIT 3W IN 3101 WEST ARMITAGE, CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 AND 2 IN BLOCK 1 IN NILS F. OLSON'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 29, 2004 AS DOCUMENT NO. 0427327057 TOGETHET, WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0427327057.

Property Index Numbers: 13-36-300-028-1006

Address of Real Estate: 3103 W. ARMITAGE AVENUE, UNIT 3W, CHICAGO, IL 60647

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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

DATED this 43 day of 20 23

UNOFFICIAL COPY

MICHAEL V. MATHEWS	
Authorizandon NKA Astalathan	4
ASHLYN R. ALEXANDER N/K/A ASHLYN MAT	THEWS
STATE OF ALLINOIS)	
) ss.	
COUNTY OF COCK)	
I, the undersigned, a Notary Public in and for said Co	•
MICHAEL V. MATHEWS AND & SHLYN R. ALEXANDER same person(s) whose name is/a e subscribed to the	
in person and acknowledged that the / signed and deliv	· · · · · · · · · · · · · · · · ·
act and deed for the uses and purposes therein set fo	rth, including the release and waiver of the right of
homestead.	C 1 25
Given under my hand and official seal, this 2 day	of Latendare, 20
	/hx
	OFFICIAL SEAL
Notary Public	NOTARY PUBLIC, STATE OF ILLINOIS
	MY COMMISSION EXPIRES 11/22/2024
	WIT COMMING TO VEAL IT IS
AFTER RECORDING, MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
	98.
	'C
	Ann Lee
MBMP	Hon Lee
449 Taft Ave.	22112 1 21 10.
771 Pari Aue.	2342 W. Bloomingdale
	\$ 50°T
(den Blyn, IL Co137	Chicago 7 Goldz
	Chicago, D 60647

08-Sep-2023TI

Door Co

203.50

407.00

610.50

COUNTY:

ILLINOIS:

TOTAL:

20230901621149 1-195-085-264

13-36-300-028-1006

The Opposite of the Contract o



REAL ESTATE TRANSFER TAX

3,052.50

08-Sep-2023

1,221.00

4,273.50

TOTAL:

C)CTA:

CHICAGO:

REAL ESTATE TRANSFER TAX

13-36-300-028-1006 20230901621149

1-992-838-608

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