

UNOFFICIAL COPY

PTS 20581MG 1 of 2

WARRANTY DEED

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

This instrument was prepared by:

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THE GRANTOR(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

(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 TOGETHER 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 EASEMENTS, 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 4th day of September, 2023.

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REAL ESTATE TRANSFER TAX

08-Sep-2023



COUNTY:

203.50

ILLINOIS:

407.00

TOTAL:

610.50

13-36-300-028-1006

20230901621149

1-195-085-264

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

08-Sep-2023



CHICAGO:

3,052.50

CTA:

1,221.00

TOTAL:

4,273.50 *

13-36-300-028-1006

20230901621149

1-992-838-608

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

Property of Cook County Clerk's Office