

# UNOFFICIAL COPY



Doc# 2406618070 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/6/2024 3:38 PM  
PAGE: 1 OF 5

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Morgan E. Cavanaugh and Kevin N. Miller  
1050 West Armitage Avenue  
Unit B  
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS Morgan E. Cavanaugh and Kevin N. Miller, a married couple, of 1050 West Armitage Avenue, Unit B, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Kevin Kubis and Shannon Wittel, a married couple, of 420 West Ontario Street, Chicago, IL 60654, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-32-223-035-1020

Property Address: 1050 West Armitage Avenue, Unit B, Chicago, IL 60614

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

**SUBJECT TO:** 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 25 day of Feb, 2024.

Morgan E. Cavanaugh

Kevin N. Miller

Chicago Title 24 USA 016394LP 2024 5/21

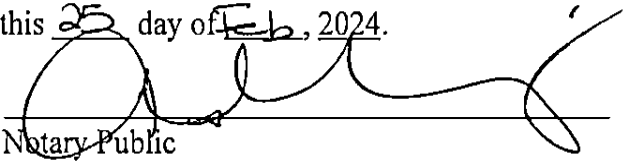
S 4  
P 5  
S 4-1  
SC  
INT R

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Morgan E. Cavanaugh and Kevin N. Miller personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of Feb, 2024.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Skalnik Legal Services  
1018 West Madison Street, Suite 2A  
Chicago, IL 60607

MAIL TO:  
Kevin Kubis and Shannon Wittel  
1050 West Armitage Avenue  
Unit B  
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:  
Kevin Kubis  
1050 West Armitage Avenue  
Unit B  
Chicago, IL 60614

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT 1050-B IN THE KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 25484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO:	5,550.00
CTA:	2,220.00
TOTAL:	7,770.00 *

14-32-223-035-1020 | 20240201641147 | 0-086-471-216  
 Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

# UNOFFICIAL COPY

14-32-223-035-1020

20240201641147 | 0-708-751-920



COUNTY:	370.00
ILLINOIS:	740.00
TOTAL:	1,110.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387