

UNOFFICIAL COPY

246ND735074NB1/2
WARRANTY DEED

AFTER RECORDING MAIL TO:

Rachael Ramsey
3021 W. Armitage Ave.
Unit 408
Chicago IL 60647

MAIL REAL ESTATE TAX BILL TO:

Rachael Ramsey
3021 W. Armitage Ave., Unit 408
Chicago, IL 60647

Doc#: 2412420078 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/3/2024 9:51 AM Pg: 1 of 4

Dec ID 20240401684507
ST/Co Stamp 2-140-498-224 ST Tax \$380.00 CO Tax \$190.00
City Stamp 0-557-803-824 City Tax \$3,990.00

(Reserved for Recorders Use Only)

THE GRANTORS: Daniel Haefl, a single man and Staci McNelis, a single woman as joint tenants, of 3021 W. Armitage Ave., Unit 408, Chicago, IL 60647, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Rachael Ramsey, a single woman, of Chicago, Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3021 W. Armitage Ave., Unit 408, Chicago, IL 60647
PIN: 13-36-303-037-1024 and 13-36-303-037-1053

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.

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DATED this 24 day of April, 2024.

Daniel Haefs
Daniel Haefs

Staci McNelis
Staci McNelis

STATE OF Illinois)
COUNTY OF Cook)SS

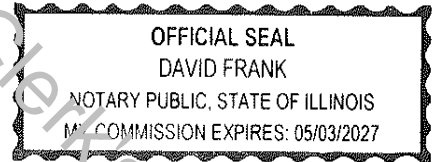
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Daniel Haefs and Staci McNelis**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said 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 official seal this 24th day of April, 2024.

David Frank
Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank
Attorney at Law
3400 Dundee Rd., Suite 320
Northbrook, IL 60062



Property of Cook County Clerks Office

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LEGAL DESCRIPTION

Order No.: 24GND735074NB

For APN/Parcel ID(s): 13-36-303-037-1024 and 13-36-303-037-1053

UNIT NUMBER 408 AND PARKING SPACE NUMBER P-29 IN THE ARMITAGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES 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.

EXCEPT:

PARCEL 1: (RETAIL UNIT C1)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1,

THENCE EAST, A DISTANCE OF 2.60 FEET;
 THENCE NORTH, A DISTANCE OF 1.22 FEET;
 THENCE EAST, A DISTANCE OF 11.87 FEET;
 THENCE SOUTH, A DISTANCE OF 1.33 FEET;
 THENCE EAST A DISTANCE OF 2.75 FEET;
 THENCE SOUTH, A DISTANCE OF 1.00 FOOT;
 THENCE EAST, A DISTANCE OF 2.67 FEET;
 THENCE NORTH, A DISTANCE OF 2.35 FEET;
 THENCE EAST A DISTANCE OF 20.60 FEET;
 THENCE SOUTH, A DISTANCE OF 3.30 FEET;
 THENCE EAST, A DISTANCE OF 2.14 FEET;
 THENCE SOUTH, A DISTANCE OF 25.17 FEET;
 THENCE WEST, A DISTANCE OF 42.58 FEET;
 THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE SOUTH, A DISTANCE OF 5.31 FEET;
 THENCE EAST, A DISTANCE OF 0.96 FEET;
 THENCE SOUTH, A DISTANCE OF 1.00 FOOT;
 THENCE EAST, A DISTANCE OF 2.35 FEET;

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LEGAL DESCRIPTION

(continued)

THENCE SOUTH, A DISTANCE OF 4.40 FEET;
THENCE WEST, A DISTANCE OF 0.87 FEET;
THENCE SOUTH, A DISTANCE OF 8.77 FEET;
THENCE EAST, A DISTANCE OF 1.73 FEET;
THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE,
CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET;
THENCE NORTH, A DISTANCE OF 11.43 FEET;
THENCE WEST, A DISTANCE OF 0.13 FEET;
THENCE NORTH, A DISTANCE OF 1.26 FEET;
THENCE WEST A DISTANCE OF 16.76 FEET;
THENCE NORTH, A DISTANCE OF 25.13 FEET;
THENCE EAST, A DISTANCE OF 3.13 FEET;
THENCE NORTH, A DISTANCE OF 3.30 FEET;
THENCE EAST, A DISTANCE OF 20.70 FEET;
THENCE SOUTH, A DISTANCE OF 4.40 FEET,
THENCE EAST, A DISTANCE OF 6.45 FEET;
THENCE NORTH, A DISTANCE OF 4.50 FEET;
THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
ARMITAGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007, AS DOCUMENT
NUMBER 0702516048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office