

UNOFFICIAL COPY



0411329070

WARRANTY DEED (ILLINOIS)

Doc#: 0411329070
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 04/22/2004 09:48 AM Pg: 1 of 3

THE GRANTORS Andrew A. Georgelos and his wife Nicole A. Georgelos, 321 North Jefferson, Unit 401, Chicago, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT a one-half (1/2) interest to Nicole A. Georgelos and her husband, Andrew A. Georgelos, 321 North Jefferson, Unit 401, Chicago, of Cook County, of State of Illinois, as joint tenants, with rights of survivorship and not as tenants in common nor as tenants by the entirety, with the remaining one-half (1/2) interest to Elizabeth A. Hahn and her husband, Steven R. Hahn, 4146 Garden, Western Springs, of Cook County, of the State of Illinois, as joint tenants with rights of survivorship and not as tenants in common nor as tenants by the entirety the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.M.T.A.

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

Permanent Index Number: 17-09-303-089-1011 and 17-09-303-089-1019

Commonly known as: Unit No. 321-401, at 321 North Jefferson Street, Chicago, Illinois 60661

Exempt under provisions of
Paragraph (e), Section 4,
Real Estate Transfer Tax Act.

DATED this 2 day of April, 2004

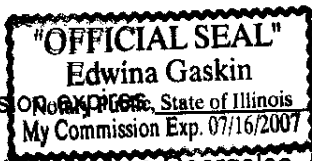
Date 4/2/04
Buyer, Seller or Representative
Nicole A. Georgelos (SEAL)
Nicole A. Georgelos

Andrew A. Georgelos (SEAL)
Andrew A. Georgelos

2
168

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 Andrew A. Georgelos and Nicole A. Georgelos, 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 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 2 day of April, 2004



Commission Expires, State of Illinois

Edwina Gaskin

Prepared by: Andrea Georgelos, 502 W. Burlington Ave., LaGrange, IL 60525
Mail to: Andrea Georgelos, 502 W. Burlington Ave, LaGrange, IL 60525
Tax Bills to: Nicole and Andrew Georgelos, 321 N. Jefferson, Unit 401, Chicago, IL 60661

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 321-401 AND PARKING SPACE P-321-1 IN 315-321 N. JEFFERSON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

LOT 5 IN FULTON FIRST RESUBDIVISION, BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED AUGUST 4, 1995 AS DOCUMENT NUMBER 98682131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2001 AS DOCUMENT NUMBER 0010041800 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AND AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN ADDRESS: UNIT NO. 321-401, AT 321 NORTH JEFFERSON STREET, CHICAGO, ILLINOIS 60661

PERMANENT INDEX NUMBERS: 17-09-303-089-1011 and 17-09-303-089-1019

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

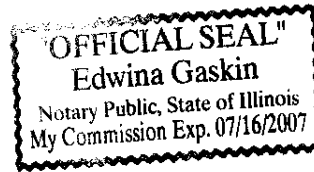
The Grantors or their Agent affirms that, to the best of his knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 2, 2004

Signature: Nicole A. Georgelos
Nicole A. Georgelos

Subscribed and sworn to before me
this 2 day of April, 2004.

Notary Public Edwina Gaskin



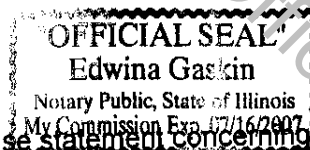
The Grantees or their Agent affirms and verifies that the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 2, 2004

Signature: Andrew A. Georgelos
Andrew A. Georgelos

Subscribed and sworn to before me
this 2 day of April, 2004.

Notary Public Edwina Gaskin



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)