

UNOFFICIAL COPY



Doc#: 0412031048
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/29/2004 01:57 PM Pg: 1 of 3

WARRANTY DEED
Statutory (ILLINOIS)

4337577

THE GRANTOR, Dimitrios Bousis, a married, of the Village of Northbrook, County of Cook State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), 212 East LLC, an Illinois limited liability company and , the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 1002, 1102, P-41 & P-42 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 212 EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO, 0321744008 IN SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the subject premises); (vii) the Declaration of Condominium Ownership of Easements, Restrictions and Covenants for 212 East Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the subject premises); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to Grantee; and (xv) acts done or suffered by Grantees, provided, however, that none of the foregoing covenants, conditions, restrictions, easements, or building lines provide for forfeiture or reversion of title in case of breach

PIN: 17-22-308-026 (underlying)
17-22-308-027 (underlying)
17-22-308-028 (underlying)
17-22-308-029 (underlying)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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Grantor hereby certifies that neither he, nor his spouse, have used the subject premises for their principal residence and that neither he nor his spouse hold any homestead interest in said premises

Address of Real Estate: 212 East Cullerton, Units 1002 and 1102, Chicago, IL 60605

Dated this 28 day of April, 2004

Dimitrios Bousis
Dimitrios Bousis

Exempt under Paragraph e, Section 4 of the Real Estate Transfer Tax Act of Illinois.

Date: April 28, 2004

Dimitrios Bousis
Grantor/Grantee, Representative

State of Illinois)
County of Cook)ss

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Dimitrios Bousis, a married man personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of April, 2004.

[Signature]
Notary Public
My commission expires: _____



This instrument was prepared by:
Daniel R. Bronson
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, IL 60606

Record and Mail to:
Jeff Richman
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, IL 60605

Send Subsequent Tax Bills to:
212 East LLC,
an Illinois limited liability company
30 East Roosevelt, Suite 201
Chicago, IL 60605



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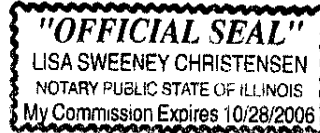
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee 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

Dated April 28, 2004

Signature: [Signature]
Dimitrios Bousis

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Dimitrios Bousis
this 28 day of April, 2004



[Signature]
NOTARY PUBLIC

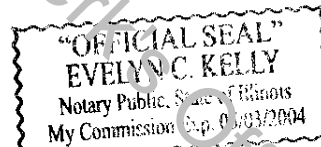
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or Assignment of Beneficial Interest in a land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

212 East LLC, an Illinois limited liability company

By: [Signature] 212 East-JCKB, LLC,
an Illinois limited liability company
Its: Managing Member

By: [Signature]
Brian Giles, Member

Dated: April 19, 2004
SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Brian Giles, Member of 212 East-JCKB, LLC
this 19 day of April, 2004



[Signature]
NOTARY PUBLIC

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 offense.

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