

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0601034026 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2008 09:05 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR, **PETER G. VENETSANAKOS**, a single man, of **930 W. CONCORD PL. # 3** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of **TEN (\$10.00) DOLLARS**, in hand paid, **CONVEYS** and **WARRANTS** to **PGV FINANCIAL SERVICES, LLC**, an **Illinois limited liability company**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. C2 IN THE 1111 MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 6 IN S.S. HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 10048784 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

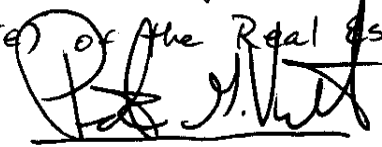
SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Numbers (PIN): 17-17-200-024-1002

Address of Real Estate: 1111 West Madison Street, Unit C2, Chicago, Illinois 60607

Dated this 29th day of December, 2005.

  
(SEAL)  
PETER G. VENETSANAKOS

\* This transaction is exempt under the provisions of paragraph E, Section 2001-2B6 of the Chicago Transaction Tax Ordinance and exempt under Section 200/31-45, paragraph (e) of the Real Estate Transfer Tax.  
Declarant:  Dated: 12/29/05

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State of Illinois,

ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER G. VENETSANAKOS, a single man, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

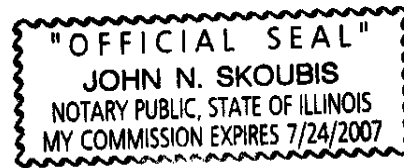
Given under my hand and official seal, this 29th of December, 2005.

Commission expires JULY 24TH, 2007

John N. Skoubis  
NOTARY PUBLIC

This instrument was prepared by:

John N. Skoubis, Esq.  
200 West Jackson Boulevard  
Suite 1050  
Chicago, Illinois 60606-6941



**MAIL TO:**

John N. Skoubis, Esq.  
200 West Jackson Boulevard  
Suite 1050  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**

PGV FINANCIAL SERVICES, LLC  
1111 W. Madison St  
Unit 12  
Chicago, IL 60607

Property of Cook County Clerk's Office

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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 of Assignment of Beneficial Interest in 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 DECEMBER, 2005

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me

By the said Peter Venetsanakos

This 10th day of JANUARY, 2006.

Notary Public Alexander Kim



The Grantee or his Agent affirms and verifies that 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.

Date DECEMBER, 2005

Signature: \_\_\_\_\_

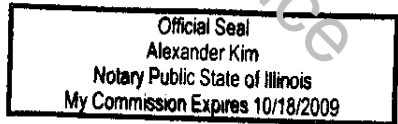
**Grantee or Agent**

Subscribed and sworn to before me

By the said Peter Venetsanakos

This 10th day of JANUARY, 2005.

Notary Public Alexander Kim



**Note:** Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)