

UNOFFICIAL COPY



Doc#: 1122833071 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2011 11:05 AM Pg: 1 of 3

CITY OF CHICAGO



AUG. - 9.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00294.00
FP 103033

0000009821

5/23/15
AFH con
64323349

WARRANTY DEED

The Grantor, Tiberiu Dancianu, an unmarried person, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Valentin Stoica, of 6105 N. Seeley, Chicago, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

see legal attached hereto

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2010 and thereafter;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions, if any, of the State of Illinois.

P.I.N. #13-12-226-021-1015

Address: 2405 W. Balmoral, #3B, Chicago, IL 60625

Dated: this 2nd day of August, 2011

Tiberiu Dancianu by Sana Laurel,
his attorney in fact.

Tiberiu Dancianu

BOX 334 CTI

S N
P 3
S N
SC Y
INT

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This instrument prepared by:

Leon C. Rane
555 Willow Road
Winnetka, Il. 60093

Send subsequent tax bills :

Valentin Stoica
6105 N. Seeley, #3
Chicago, Il. 60659

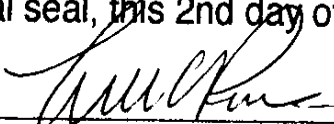
Mail to:

Valentin Stoica
6105 N. Seeley #3
Chicago, Il. 60659

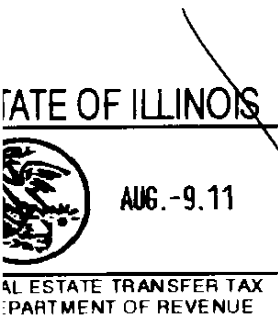
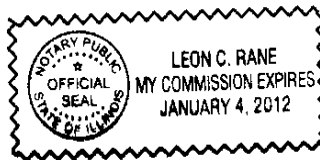
State of Illinois)
)
County of Cook)

The undersigned, a notary public in and for said County, in the State of Illinois aforesaid, DOES HEREBY CERTIFY that Dana Surcel, as attorney in fact for Tiberiu Dancianu, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

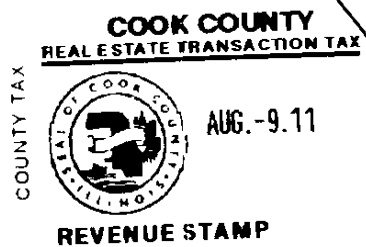
Given under my hand and official seal, this 2nd day of August, 2011



Notary Public



REAL ESTATE TRANSFER TAX
00028.00
FP 103032



REAL ESTATE TRANSFER TAX
00014.00
FP 103034

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5123349 SNC
STREET ADDRESS: 2405 W. BALMORAL #3B
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-12-226-021-1015

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2405-3B IN THE BALMORAL COURTS CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; ALSO

THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING TAKEN AS A TRACT);
 LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVE. AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVE. WIDENED) ALSO A STRIP OF LAND 16.5 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN TH NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-15, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.