

UNOFFICIAL COPY

Warranty Deed

172860

ILLINOIS



Doc#: 1205334027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2012 09:25 AM Pg: 1 of 3

CITYWIDE

TITLE CORPORATION

850 W. JACKSON BLVD., SUITE 320
CHICAGO IL 60607

Above Space for Recorder's Use Only

THE GRANTOR(s) Athanasios H. Nikolaou divorced and not since remarried of the City of River Forest County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to John Mihalos a married man of ~~9923 S. Ridgeland Avenue Chicago Ridge, IL 60415~~ the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

FM
14023
NEWGATE
CANT
ORLAND
PARK IL
60462

SUBJECT TO: General taxes for 2011 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 15-01-205-067-1005 Address(es) of Real Estate: 1516 N. Harlem Avenue #3E River Forest IL 60305

VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 1/24/12 Amt Paid \$50,00

The date of this deed of conveyance is 1-31, 2012.

Athanasios H. Nikolaou

S
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SC
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13
N
Y

State of Ill, County DuPage of ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Athanasios H. Nikolaou personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 31 day of Jan, 2012.


Notary Public


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LEGAL DESCRIPTION

For the premises commonly known as: **1516 N. Harlem #3E River Forest, IL 60305**

See Legal Attached.

STATE TAX  FEB. 21. 12 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000007962	REAL ESTATE TRANSFER TAX 00050.00 FP 103037
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COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  FEB. 21. 12 REVENUE STAMP	# 0000007800	REAL ESTATE TRANSFER TAX 00025.00 FP 103042
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This instrument was prepared by:

Michael A. Angileri, Esq.
 6900 S. Main St., Suite 210
 Downers Grove, IL 60516

Send subsequent tax bills to:

John Mihalos
 14023 NEWGATE CANY
 ORLAND PARK IL 60462

WITH A COPY TO:

KONSTANTINE STAVROS, ESQ.
 12801 W. TANGLEWOOD CIRCLE
 PALOS PARK IL 60464

Recorder-mail recorded document to:

Konstantine Stavros
 12801 W. Tanglewood
 Circle
 Palos Park IL 60464

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File No.: 172860

EXHIBIT A

PARCEL 1:

UNIT NUMBER 3E IN THE FOREST PLACE CONDOMINIUMS I, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:

THE NORTH 1/2 OF THE EAST 108.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

THE NORTH 10-11/12 FEET OF LOT 25, ALL OF LOTS 26 AND 27 AND THE SOUTH 9-1/12 FEET OF LOT 28 (EXCEPT THE WEST 8.00 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY) IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 33.00 FEET AND THE SOUTH 33.00 FEET THEREOF DEEDED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT AS SET FORTH IN DOCUMENT 15700508 DATED AUGUST 1, 1953 AND RECORDED AUGUST 20, 1953 MADE BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1500 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 4.00 FEET OF THAT PART LYING WEST OF THE WEST LINE OF THE EAST 108.00 FEET OF THE NORTH 10-11/12 FEET OF LOT 25, ALL OF LOTS 26 AND 27 AND THE SOUTH 9-1/12 FEET OF LOT 28 (EXCEPT THE WEST 8.00 FEET OF SAID LOT DEDICATED FOR PUBLIC ALLEY) IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST AFORESAID, AND THE WEST 23.00 FEET (EXCEPT THE NORTH 4.00 FEET AND THE SOUTH 4.00 FEET THEREOF) OF THAT PART LYING WEST OF THE WEST LINE OF THE EAST 108.00 FEET OF THE NORTH 10-11/12 FEET OF LOT 25, ALL OF LOTS 26 AND 27 AND THE SOUTH 9-1/12 FEET OF LOT 28 (EXCEPT THE WEST 8.00 FEET OF SAID LOT DEDICATED FOR PUBLIC ALLEY) IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST AFORESAID AND THE NORTH 3.00 FEET OF THE SOUTH 1/2 OF THE EAST 108.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 10-11/12 FEET OF LOT 25, ALL OF LOTS 26 AND 27 AND THE SOUTH 9-1/12 FEET OF LOT 28 IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST AFORESAID, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2005 AS DOCUMENT NUMBER 0524139063; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.