

# UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 1214429077 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2012 02:59 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S) DON L. SMITH and DIANNA L. SMITH, husband and wife, of the City of RICHMOND, County of HENRICO, State of VA 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 CAROL PEGG TSIVANIDIS, of, CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:  
*\* 2nd CHARALAMBE HASALBOS TSIVANIDIS taking as tenants in common  
See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: General taxes and assessments for the year 2011 2nd Installment, 2012 and subsequent years, which are not yet due and payable.

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

Permanent Real Estate Index Number(s): 17-04-445-017-1002  
Address(es) of Real Estate: 849 NORTH FRANKLIN, UNIT 402, CHICAGO, IL 60610

Dated this 27<sup>th</sup> day of MAY, 20 12

  
\_\_\_\_\_  
DON L. SMITH

  
\_\_\_\_\_  
DIANNA L. SMITH

STERLING TITLE INSURANCE CO.

2012000233

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STATE OF ILLINOIS, COUNTY OF VA Hennico SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DON L. SMITH and DIANNA L. SMITH, husband and wife, personally known to me to be the same person(s) whose name(s) 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 4th day of MAY, 20 12.


REBECCA A. PITTMAN  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JUNE 30, 2014  
COMMISSION # 7362101

Rebecca A Pittman (Notary Public)



Prepared by:

*Mail to:*  
Carol Pegg Tsivanidis  
849 N. Franklin #402  
Chicago IL 60610

*Name and Address of Taxpayer:*  
CAROL PEGG TSIVANIDIS  
849 NORTH FRANKLIN, UNIT 402  
CHICAGO, IL 60610

REAL ESTATE TRANSFER		05/23/2012
	CHICAGO:	\$1,560.00
	CTA:	\$624.00
	TOTAL:	\$2,184.00

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REAL ESTATE TRANSFER		05/23/2012
	COOK	\$104.00
	ILLINOIS:	\$208.00
	TOTAL:	\$312.00

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## Exhibit "A" – Legal Description

### PARCEL 1:

DWELLING UNIT 402 IN THE PARCH CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11 LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARCH CHESTNUT CONDOMINIUM RECORDED AS DOCUMENT NO. 0813910107 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 159, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION.