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GEORGE E. COLE®
LEGAL FORMS

40008789 1/2

**WARRANTY DEED
TENANCY BY THE ENTIRETY
Statutory (Illinois)
(Individual to Individual)**



Doc#: 1321018045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 01:19 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form.
Neither the publisher nor the seller of this form makes any warranty
with respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

THE GRANTORS, MARK J. KOSIN, a single person and not a party to
a civil union and STEPHEN G. KOSIN, a single person and not a party to
a civil union, as joint tenants, Fee Simple as to Parcel 1; Usage Rights as to
Parcel 2, of the City of Chicago, County of Cook, State of Illinois, for and in
consideration of TEN (\$10,000) DOLLARS, and other good and valuable
considerations, the receipt and sufficiency of which are hereby acknowledged
in hand paid, CONVEY and WARRANT to:

DAVID H. DERMENJIAN and
MICHELLE DERMENJIAN
Unit 404, 1300 N. State Parkway
Chicago, Illinois

Above space for Recorder's use only

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants
in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

THIS PROPERTY IS SOLD PURSUANT TO AN INSTALLMENT AGREEMENT FOR WARRANTY DEED.

SUBJECT TO: General taxes for the year 2012 and subsequent years and all taxes, special assessments and special taxes
levied after the date hereof; all installments of special assessments heretofore levied falling due after the date hereof; the rights
of all persons claiming by, through or under Purchaser; easements of record and party-walls and party-wall agreements, if any;
building, building line and use or occupancy restrictions, conditions and covenants of record and building and zoning laws
and ordinances; roads, highways, streets and alleys, if any; and the condominium declaration.

Permanent Real Estate Index Number: 17-04-218-051-1014

Address(es) of Real Estate: 1300 N. State Parkway, Unit 404, Chicago, Illinois. 60610

| REAL ESTATE TRANSFER | 07/29/2013 |
|----------------------|-------------------|
| CHICAGO: | \$6,750.00 |
| CTA: | \$2,700.00 |
| TOTAL: | \$9,450.00 |

17-04-218-051-1014 | 20130701608521 | L8AJYD

| REAL ESTATE TRANSFER | 07/29/2013 |
|----------------------|-------------------|
| COOK | \$450.00 |
| ILLINOIS: | \$900.00 |
| TOTAL: | \$1,350.00 |

17-04-218-051-1014 | 20130701608521 | HW9080

DATED this 25th day of July, 2013.

MARK J. KOSIN

(SEAL)

STEPHEN G. KOSIN

(SEAL)

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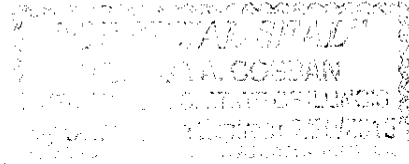
State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, and State aforesaid, DO HEREBY CERTIFY that STEPHEN G. KOSIN, a single person and not a party to a civil union, 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 he signed, sealed and delivered the said instrument as his 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 15th day of July, 2013.

Commission expires 7/29/2015 20



[Signature]
NOTARY PUBLIC

State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, and State aforesaid, DO HEREBY CERTIFY that MARK J. KOSIN, a single person and not a party to a civil union, 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 he signed, sealed and delivered the said instrument as his 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 15th day of July, 2013.

Commission expires 7/29/2015 20



[Signature]
NOTARY PUBLIC

This instrument was prepared by LAW OFFICES OF NEAL M. GOLDBERG, 39 S. LaSalle Street, Suite 1220, Chicago, Illinois 60603

DAVID DERMENJIAN

(Name)

1300 N. STATE Pkwy #404

(Address)

CHICAGO, IL 60610

(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

DAVID DERMENJIAN

(Name)

1300 N. STATE Pkwy #404

(Address)

CHICAGO, IL 60610

(City, State, Zip)

MAIL TO:

OR

RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN AMBASSADOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0511618089, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-28, AND STORAGE SPACE NO. S-29, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as Unit 404, 1300 N. State Parkway, Chicago, Illinois

P.I.N. No.: 17-04-218-051-1014

Property of Cook County Clerk's Office