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Warranty Deed



13238220570

Doc#: 1323822057 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2013 12:11 PM Pg: 1 of 4

This document was prepared by:

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

(The Above Space for Recorders Use Only)

THE GRANTOR, ERIS ERKOCA, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Erkoca Interiors, LLC – 2601 W. Foster Avenue, of 405 N. Wabash Avenue, Unit 4806, all the following described real estate, situated in City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to general real estate taxes not yet due or payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

The undersigned also agree to release and waive all rights of the undersigned in and to the Property by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 2nd day of August, 2013.

Eris Erkoca

REAL ESTATE TRANSFER		08/26/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

13-12-400-068-1006 | 20130801606736 | MC6DU1

REAL ESTATE TRANSFER		08/26/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

13-12-400-068-1006 | 20130801606736 | 2UJ3MY

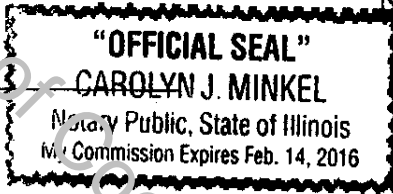
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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, Carolyn J Minkel, a Notary Public in and for County and State aforesaid, do hereby certify that Eris Erkoca, 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 and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of August, 2013.

Carolyn J Minkel
Notary Public



My Commission Expires: _____

Mail to:
Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street,
Suite 3200
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Erkoca Interiors, LLC – 2601 W. Foster Avenue

(Name)
405 N. Wabash, #4806

(Address)
Chicago, IL 60611

(City, State and Zip)

Or: Recorder's Office Box No. _____

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 3-N IN 2601 WEST FOSTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 2 (EXCEPT THE WEST 7.50 FEET THEREOF) AND LOT 3 IN ANTON CONRAD'S SUBDIVISION OF BOWMANVILLE BEING IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1978, AS DOCUMENT NUMBER 24757875, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PIN: 13-12-400-068-1006

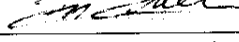
Address of Property: 2601 W. Foster Avenue Unit #3N, Chicago, IL 60625

Property of Cook County Clerk's Office

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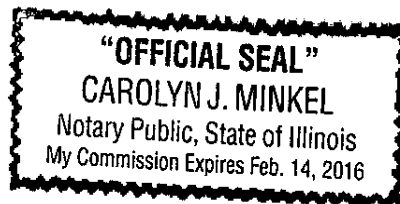
STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, 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.

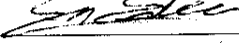
Date: August 23, 2013Signature: 
Grantor (or Agent)

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 23rd DAY OF AUGUST,
2013


Notary Public

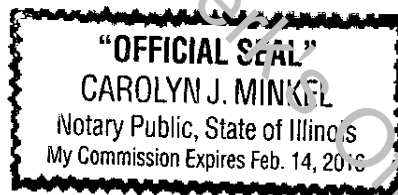


The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 23, 2013Signature: 
Grantee (or Agent)

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 23rd DAY OF AUGUST,
2013


Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]