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**WARRANTY DEED
ILLINOIS STATUTORY
HUSBAND AND WIFE, TENANTS BY THE
ENTIRETY**



Doc#: 1424544110 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/02/2014 03:53 PM Pg: 1 of 3

THE GRANTOR(S), Mario Kristof Sylvander, single man, and Lemna Parvini Sani, single woman, as joint tenants, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Guy Banicki and Andrea Banicki as husband and wife, tenants by the entirety, of 503 Amherst Dr., Normal, IL 61761 of the County of McLean, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing 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): 11-32-313-039-1002; 11-32-313-039-1015
Address(es) of Real Estate: 1242 W. Albion, Unit 1, Chicago, IL 60626

Dated this 25 day of Aug, 2014

Mario Kristof Sylvander

Lemna Parvini Sani



Near North National Title
222 N. LaSalle
Chicago, IL 60601

Property of Cook County Clerk's Office

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STATE OF Georgia, COUNTY OF Fulton ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mario Kristof Sylvander, personally known to me to be the same person(s) whose name(s) 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 25 day of Aug, 2014

Layne Stabler (Notary)



STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lerna Park Sani, personally known to me to be the same person(s) whose name(s) 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 her 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 25th day of August, 2014

Linda Flagg (Notary Public)



Prepared By: Frank W. Jaffe
 Jaffe & Berlin, LLC
 111 W. Washington, Suite 900
 Chicago, IL 60602

Mail To:
 Ms. Jennifer L. Mozwez
 Shams, Rodriguez & Mozwez, P.C.
 150 N. Michigan Avenue, 8th Floor
 Chicago, IL 60601

Name & Address of Taxpayer:
 Guy Banicki, Andrea Banicki
 1242 W. Albion, Unit 1
 Chicago, IL 60626

REAL ESTATE TRANSFER TAX	02-Sep-2014
CHICAGO:	1,635.00
CTA:	654.00
TOTAL:	2,289.00

REAL ESTATE TRANSFER TAX	03-Sep-2014
COUNTY:	109.00
ILLINOIS:	218.00
TOTAL:	327.00

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EXHIBIT "A"

UNIT NUMBER 1242-1 AND PARKING SPACE P-7 IN THE 1242-44 WEST ALBION CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 12 IN BLOCK 5 IN NORTH SHORE BOULEVARD SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 30 ACRES) IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718303107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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