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Doc#: 1501642074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/16/2015 11:36 AM Pg: 1 of 4

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

FIRST AMERICAN TITLE  
ORDER # 2996666

THE GRANTOR(S) Pandelis Banias married to Joanna Pamela Banias, of the City of Chicago, County of Cook, State of IL 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 Hipolito Roldan, Jr. and Ida Roldan, husband and wife, tenants by the entirety, of 1841 S. Calumet Ave., Unit 1601, Chicago, IL 60615, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO:

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): 17-22-110-119-1090 17-22-110-119-1335  
17-22-110-119-1336

Address(es) of Real Estate: 233 E. 13<sup>th</sup> Street, #1305, GU-131, GU-132  
Chicago, IL 60605

Dated this 12/23/14 day of \_\_\_\_\_, 20 14

X [Signature]  
Pandelis Banias

X [Signature]  
Joanna Pamela Banias

S - Y  
P - B  
S - A  
C - R  
INT - [Signature]



Warranty Deed - Individual

# UNOFFICIAL COPY

~~LAW Office of  
JUDY L. DEANGELIS  
767 WALTON LANE  
GRAYDAKE, ILLINOIS 60030~~

~~Judy L. DeAngelis  
Judy@deangelislaw.com~~

~~Telephone  
(847) 227-7703  
Fax  
(847) 227-7703~~

December 23, 2014

~~Pandelis Banias and Joanna Pamela Banias  
VIA email~~

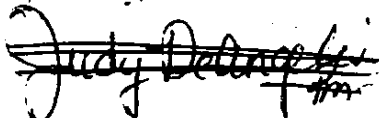
~~RE: 233 E. 13<sup>th</sup> Street, #1305  
Chicago, IL 60605~~

~~Dear Pandelis and Joanna:~~

~~Enclosed please find the Power of Attorney, Warranty Deed, Affidavit of Title, Bill of Sale, ALTA forms and 1099 forms for the sale of your property which requires your signature. Please sign each document exactly as your name is typed. Please note if it becomes difficult to find a notary this office can notarize the documents if you can send back a copy of your drivers licenses. Please return the signed documents via overnight delivery as your closing is tentatively scheduled to close January 5, 2015.~~

~~Please feel free to call should you have any questions or concerns. It has been a pleasure working with you during this transaction. Thank you for your cooperation.~~

~~Sincerely,~~

~~  
Judy L. DeAngelis~~

~~If Don Enclosures~~

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## Exhibit "A"

### PARCEL 1:

UNITS 1305 AND GU-131 AND GU-132 IN MUSEUM POINTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES:

THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### ALSO;

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 8-90, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME.

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STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pandelis Baniias and Joanna Pamela Baniias, 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 23<sup>rd</sup> day of December, 20 14.



Rebecca R. Nordeen  
Notary Public

**Prepared by:**  
Law Office of Judy DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

**Mail to:**  
John Joyce  
Attorney at Law  
70 W. Madison St., Ste 3500  
Chicago, IL 6062

**Name and Address of Taxpayer:**  
Hipolito Roldan, Jr. and Ida Roldan  
233 E. 13<sup>th</sup> Street, #1305  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		08-Jan-2015
	CHICAGO:	7,500.00
	CTA:	3,000.00
	<b>TOTAL:</b>	<b>10,500.00</b>

17-22-110-119-1090 | 20150101655462 | 0-418-416-256

REAL ESTATE TRANSFER TAX		08-Jan-2015
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	<b>TOTAL:</b>	<b>1,500.00</b>

17-22-110-119-1090 | 20150101655462 | 0-898-041-472