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18043391

WARRANTY DEED

Tenancy by Entirety



Doc#: 1509046110 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2015 11:23 AM Pg: 1 of 3

THE GRANTOR(S)

(The space above for Recorder's use only)

Hubert J. Cioromski, a married man of the City of Park Ridge and Nicholas J. Cioromski, a single man of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Zack G. Minasian and Barbara S. Minasian of 917 W Washington Blvd, Chicago, Illinois 60607, as HUSBAND AND WIFE, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY in the following described Real Estate situated in Cook County, Illinois, commonly known as 8300 Concord Drive, Unit 615, Morton Grove, IL 60053, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

USI

Permanent Index Number (PIN): 10-20-121-044-1075

Address(es) of Real Estate: 8300 Concord Drive, Unit 615, Morton Grove, IL 60053

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

**This is not homestead property to spouse of Hubert Cioromski.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2014 and subsequent years.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 05612 AMOUNT \$ 840 DATE 3-26-15
ADDRESS 8300 Concord #615
BY BKW
(VOID IF DIFFERENT FROM DEED)

REAL ESTATE TRANSFER TAX

30-Mar-2015

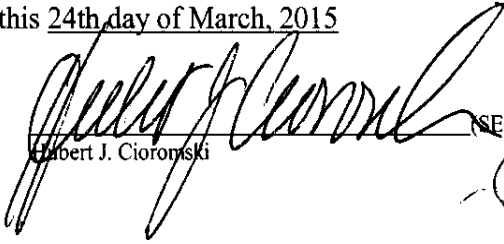
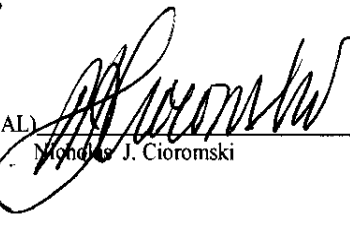


COUNTY: 139.75
ILLINOIS: 279.50
TOTAL: 419.25

10-20-121-044-1075 | 20150301672757 | 1-001-220-480

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Dated this 24th day of March, 2015


(SEAL)

(SEAL)


Hubert J. Cioromski _____ Nicholas J. Cioromski _____

STATE OF ILLINOIS)
)ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hubert J. Cioromski and Nicholas J. Cioromski personally known to me to be the same persons whose names subscribed in 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 24th day of March, 2015





 NOTARY PUBLIC
 Commission expires 11/30/18

This instrument was prepared by: Di Silvestro & Associates, Robert J Di Silvestro, 5231 N. Harlem Avenue, Chicago, IL 60656

MAIL TO:

Mr. Rudy E Minasian
 Attorney at Law
 22 N Morgan
 Chicago , IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Zack G. Minasian and Barbara S. Minasian
 8300 Concord Drive, Unit 615
 Morton Grove, IL 60053

OR Recorder's Office Box No. _____

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 615 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE, 2007 AS DOCUMENT NUMBER 0715622002, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 19, 2007 AS DOCUMENT NUMBER 0719115121, AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 1020039054 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACES P-80 & P-81 AND STORAGE SPACE S-80 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0512102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.