

# UNOFFICIAL COPY



Doc#: 1600622019 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2016 09:27 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenants by the Entirety**

THE GRANTOR(S), SAMUEL AVICHAJ, a married man, married to SUZANNE BALTES, of 415 W. Aldine #3D, 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 JAYSON POCIUS and LINDSAY DAMROW, <sup>a single woman</sup> as Joint Tenants ~~as~~ Tenants in Common of 725 W. Sheridan Rd., Apt 301, Chicago, IL 60613, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*a single man*

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 14-21-312-045-1047.  
Address(es) of Real Estate: 415 W. Aldine #3D, Chicago, IL 60657.

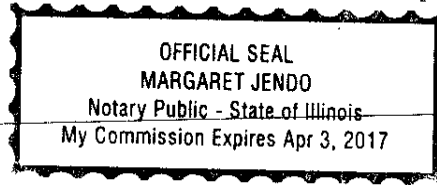
Dated this 12 day of Dec, 20 15.

\_\_\_\_\_  
SAMUEL AVICHAJ

\_\_\_\_\_  
SUZANNE BALTES  
(Signing to Release Homestead Rights)

15-1835

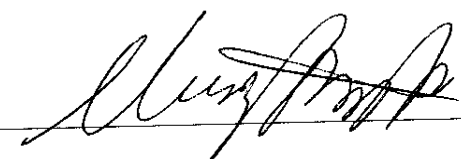
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SAMUEL AVICHAJ, married man, a married man, married to SUZANNE BALTES, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of Dec, 20 15.



 (Notary Public)

**Prepared by:**  
 Andrew Bell, Esq.  
 Spain, Spain & Varnet P.C.  
 33 North Dearborn Street, Suite 2220  
 Chicago, IL 60602

| REAL ESTATE TRANSFER TAX   |               | 04-Jan-2016       |
|--|---------------|-------------------|
|  | CHICAGO:      | 2,362.50          |
|  | CTA:          | 945.00            |
|  | <b>TOTAL:</b> | <b>3,307.50 *</b> |

14-21-312-045-1047 | 20151101644105 | 0-501-632-064  
 \* Total does not include any applicable penalty or interest due.

**Mail To:**  
 Kevin J. Rielley, Esq.  
 Delanty, Lane & Rielley  
 518 Davis St., Suite 217  
 Evanston, IL 60201

| REAL ESTATE TRANSFER TAX  |               | 04-Jan-2016   |
|---|---------------|---------------|
|  | COUNTY:       | 157.50        |
|  | ILLINOIS:     | 315.00        |
|   | <b>TOTAL:</b> | <b>472.50</b> |

14-21-312-045-1047 | 20151101644105 | 1-575-373-888

**Name and Address of Taxpayer:**  
 JAYSON POCIUS and LINDSAY DAMROW  
415 W. Ardmore St 3D  
Chicago, IL 60657

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## EXHIBIT "A"

Unit 3-D as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 28th day of September 1973 as document number 2719566.

An undivided percentage interest (except the units delineated and described in said survey) in and to the following described premises:

The East 93 feet of the West 489 feet of a tract of land described as Lot 22, Lot "B" and Lots 23 to 43 both inclusive, lying West of the Westerly line of Sheridan Road in Block 2 in Lake Shore Subdivision of Lots 24, 25 and 26 in Pine Grove, being a Subdivision in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 14-21-312-045-1047

Property of Cook County Clerk's Office