

UNOFFICIAL COPY

Doc#: 1606908056 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 09:24 AM Pg: 1 of 3

Dec ID 20160201672485
ST/CO Stamp 0-221-149-760 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-766-832-704 City Tax: \$5,302.50

GIT

400d33d
42

WARRANTY DEED

The GRANTOR, **JAVAM Capital, LLC**, an Illinois limited liability company, of 626 West Randolph, Suite 1, Chicago Illinois 60661, for and in consideration of **TEN and no/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, does hereby **CONVEY AND WARRANT** in fee simple unto **Mark A. Thomson and Laurie K. Thomson** of Chicago, Illinois, **GRANTEE**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to general real estate taxes not due and payable at the time of closing; covenants, matters, conditions and restrictions of record; and building lines and easements, if any.

TO HAVE AND TO HOLD said premises forever.

Dated as of this 26th day of February, 2016.

JAVAM Capital, LLC,
An Illinois limited liability company

By: _____

Name: James Athanasopoulos

Title: Authorized Signatory

UNOFFICIAL COPY

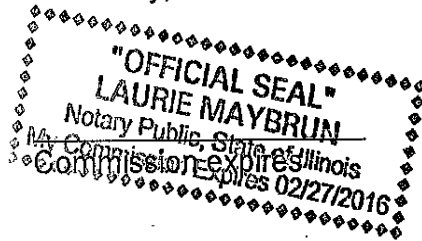
State of Illinois)

County of Cook)

On February 26th, 2016, before me, Laurie Maybrun, a Notary Public in and for said County and State, personally appeared James Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act as for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of February, 2016.

Notary public



MAIL DEED TO AND SEND TAX BILL TO:

John Kongel
6413 W 65th St
Chgo IL 60638

Tax bill:
Mark Thomson
161 E Illinois
#803
Chgo, IL 60611

REAL ESTATE TRANSFER TAX 02-Mar-2016



COUNTY: 252.50
ILLINOIS: 505.00
TOTAL: 757.50

PREPARED BY:

17-10-126-011-1003 | 20160201672485 | 0-221-149-760

James C. Athanasopoulos, Esq.
626 W. Randolph, Suite 1
Chicago, IL 60661

REAL ESTATE TRANSFER TAX



02-Mar-2016
CHICAGO: 3,787.50
CTA: 1,515.00
TOTAL: 5,302.50 *

17-10-126-011-1003 | 20160201672485 | 1-766-832-704

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT "A"

ADDRESS: 160 E. Illinois Street, Unit 803, Chicago, IL 60611

PIN: 17-10-126-011-1003

LEGAL:

Parcel 1: Unit number 803 in the Avenue East Condominium as delineated on a survey of the following described real estate: the East ½ of Lot 10 and all of Lots 11 and 12 in the Subdivision of Block 18 in Kinzie's addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "A" to the declaration of condominium recorded September 10, 2007 as document 0725315094, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: the exclusive right to the use of parking space P-607, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document number 0725315094.

Parcel 3: the exclusive right to the use of storage space no. 24, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0725315094.

Property of Cook County Clerk's Office