

# UNOFFICIAL COPY

Doc#: 1611008017 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/19/2016 09:27 AM Pg: 1 of 4

Dec ID 20160401689921  
ST/CO Stamp 0-234-847-808 ST Tax \$80.00 CO Tax \$40.00  
City Stamp 0-262-405-696 City Tax: \$840.00

## WARRANTY DEED

**Alejandro Callan and Maria Callan**, husband and wife, **4448 W. Gunnison St, Unit 2A, Chicago, IL 60630** ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Elena Baltag and Marius Duduman**, 4434 W. Gunnison, Unit 2, Chicago, IL 60630 ("Grantee"), not as tenants in common, but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-10-316-039-1002

Address of Real Estate: 4448 W. Gunnison St, Unit 2A, Chicago, IL 60630 - 2542

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 4/1, 2016Alejandro Callan

Alejandro Callan

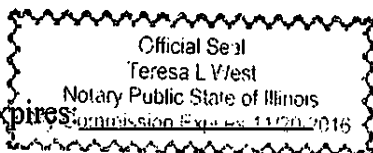
Maria Callan

Maria Callan

STATE OF IL )  
COUNTY OF COOK ) SS)ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Alejandro Callan and Maria Callan** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 1<sup>st</sup> day of April, 2016



Commission expires:

Notary Public

Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

Return to after recording and  
Name and Address of Taxpayer:  
Elena Baltag and Marius Duduman  
4448 W. Gunnison St  
Unit 2A  
Chicago, IL 60630

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**Legal Description of 4448 W. Gunnison, Unit 2, Chicago, IL**

**PARCEL 1:**

**UNIT NUMBER 2A IN THE GUNNISON CORNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**THE EAST 1/2 OF LOT 32 AND ALL OF LOT 33 IN LAWRENCE AND ELSTON AVENUE SUBDIVISION OF LOT 3 (EXCEPT THE EAST 6.97 CHAINS) IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517319023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER SPACE S12, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.**

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Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$96,000.00 until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

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