

UNOFFICIAL COPY



Doc#: 1613955092 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2016 04:02 PM Pg: 1 of 5

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

THE GRANTOR, Elena Theodoros, ***a married woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ~~Both~~ ***ELIZABETH** Carrera Napleton and Cesar Carrera Napleton, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-09-308-004-1003
Address(es) of Real Estate: 660 W. Fulton St., Unit C, Chicago, IL 60661

mail To
144 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT 16 - 00 339

UNOFFICIAL COPY

Dated this 29 day of April, 20 16.

Elena Theodoros
Elena Theodoros

***This is not homestead property.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elena Theodoros, personally known to me to be the same person whose name is 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 29th day of April, 20 16.



(Notary Public)

Prepared by:
Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

~~Megan S. Roche~~
MEGAN S. ROCHE
JAMES J. ROCHE + ASSOCIATES
142 N. Dearborn St
CHICAGO, IL 60654

Name and Address of Taxpayer:

Beth Carrera Napleton and Cesar Carrera Napleton
660 W. Fulton St., Unit C
Chicago, IL 60661

UNOFFICIAL COPY

SIRAGUSA LAW & ASSOCIATES, LTD
As an Agent for Chicago Title Insurance Company
25 E. WASHINGTON STREET, SUITE 700 CHICAGO, IL 60602

Commitment Number: PT16_00339AA4

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
660 W. FULTON STREET UNIT C
CHICAGO, IL 60661
Cook County

The land referred to in this Commitment is described as follows:

UNIT C IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 82.50 FEET OF THAT PART OF LOTS 12 TO 22 LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS THE "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDO MADE BY GARAGE, L.L.C. AND RECORDED FEBRUARY 22, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00128664, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

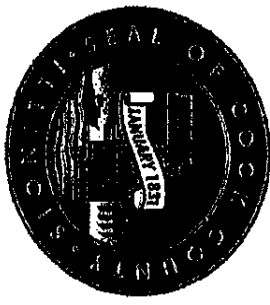
17-09-308-004-1003

UNOFFICIAL COPY

PT 16
00339

REAL ESTATE TRANSFER TAX

03-May-2016



COUNTY:	423.50
ILLINOIS:	847.00
TOTAL:	1,270.50

17-09-308-004-1003 | 20160401697216 | 1-595-126-080

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

03-May-2016



CHICAGO:	6,352.50
CTA:	2,541.00
TOTAL:	8,893.50 *

17-09-308-004-1003 | 20160401697216 | 0-384-010-560

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

Property of Cook County Clerk's Office