

# UNOFFICIAL COPY



Doc#: 1618001003 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2016 09:34 AM Pg: 1 of 3

PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452

16BAR38564

MGR

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR(S), JOSEPH GASPER LLAMAS AND JANET MARIE LLAMAS, husband and wife, of the City of Austin, County of Travis, State of Texas, CONVEY(S) and WARRANT(S) TO PETER KORIS AND MARIA PRUMBAS, of 5653 N Richmond, Chicago, IL 60659, not as tenants in common but as joint tenants for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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; and general real estate taxes not 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.

Permanent Real Estate Index Number(s): 17-04-450-043-1134

Address(es) of Real Estate: 21 West Chestnut Street, Parking P-9, Chicago, IL 60610

14 day of June, 2016

*Joseph Gasper Llamas*  
JOSEPH GASPER LLAMAS

*Janet Marie Llamas*  
JANET MARIE LLAMAS

REAL ESTATE TRANSFER TAX	27-Jun-2016
CHICAGO:	405.00
CTA:	162.00
TOTAL:	567.00 *

REAL ESTATE TRANSFER TAX	28-Jun-2016
COUNTY:	27.00
ILLINOIS:	54.00
TOTAL:	81.00

17-04-450-043-1134 | 20160601623475 | 0-274-107-712

17-04-450-043-1134 | 20160601623475 | 1-856-591-168

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

CCRD REVIEW *N*

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STATE OF FL COUNTY OF Lee SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOSEPH GASPER LLAMAS is personally known to me to be the same person whose name is subscribed to the forgoing 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14<sup>th</sup> day of June, 20 16.

Catherine Byrd (Notary Public)



Catherine Byrd  
State of Florida  
MY COMMISSION # FF 53490  
Expires: September 12, 2017

STATE OF FL COUNTY OF Lee SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JANET MARIE LLAMAS is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 14<sup>th</sup> day of June, 20 16.

Catherine Byrd (Notary Public)



Catherine Byrd  
State of Florida  
MY COMMISSION # FF 53490  
Expires: September 12, 2017

**Prepared by:**  
Cynthia Zenko, Attorney at Law, 15000 S. Cicero Ave., Oak Forest, IL 60452

**Mail To:**  
Bill Stavros  
16061 S 94<sup>th</sup> Avenue  
Orland Hills, IL 60487

**Name and Address of Taxpayer:**  
Peter Koris and Maria Primbas  
5653 N Richmond  
Chicago, IL 60659

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## EXHIBIT A

### LEGAL DESCRIPTION

PARKING P-9 IN THE 21 WEST CHESTNUT PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOT 1 IN ASSESSOR'S DIVISION OF BLOCK I IN BUSHNELL'S ADDITION TO CHICAGO OF EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 10 FEET OF W. PEARSON STREET LYING WEST OF A LINE 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF N. STATE STREET AND EAST OF A LINE 218.10 FEET, MORE OR LESS, WEST OF THE WEST LINE OF SAID N. STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST IN SECTION 3 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE #9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID, RECORDED AS DOCUMENT NUMBER 99296268, AS AMENDED FROM TIME TO TIME.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 21 West Chestnut Street, Parking P-9, Chicago, IL 60610  
PIN # 17-04-450-043-1134