

UNOFFICIAL COPY



#76742
WARRANTY DEED
Illinois Statutory

Doc#: 1621518090 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2016 01:39 PM Pg: 1 of 3

Mail to:
Spiegel & DeMars
Attn: Stuart Spiegel
19 S. LaSalle St Suite 902
Chicago, IL 60603

Name & Address of Taxpayer:
MIRCEA VLAD
7855 N. CALDWELL, UNIT 212
NILES, ILLINOIS 60714

RECORDER'S STAMP

The GRANTORS: Georgiann Speropoulos Successor Trustee^{*}, under Trust Agreement dated May 6, 2009, as to an undivided 1/2 interest, and Sam E. Speropoulos and Georgiann Speropoulos, husband and wife, as to an undivided 1/2 interest, of the Village of Niles, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Mircea Vlad, GRANTEE, following described land in the County of Cook, State of Illinois: to wit:

^{*}of The Bess Nichols Trust
SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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): 10-30-201-031-1024
Property Address: 7855 N. CALDWELL, UNIT 212, NILES, ILLINOIS 60714

Dated: This 27th day of July, 2016.

Georgiann Speropoulos, Successor Trustee of the Bess Nichols Trust Dated May 6, 2009

By Georgiann Speropoulos
Georgiann Speropoulos, as Successor Trustee

Sam E. Speropoulos
Sam E. Speropoulos

Georgiann Speropoulos
Georgiann Speropoulos

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STATE OF ILLINOIS }
 }ss
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **GEORGIANN SPEROPOULOS** and **SAM E. SPEROPOULOS**, 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 he/she/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 notarial seal, this 27th day of July, 2016.

★ as individual and as Successor Trustee

WITNESS my hand and official seal.

Signature 



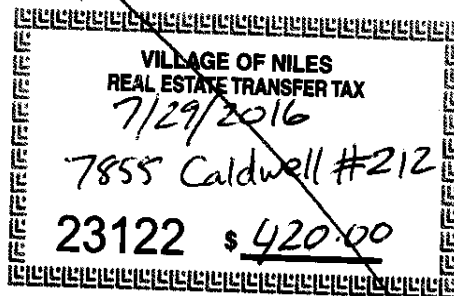
My Commission Expires: 1/10/17

County - Illinois Transfer Stamps
Exempt under provisions of paragraph
_____ Section 31-45, Real Estate
Transfer Tax Law
Date: _____

Buyer, Seller or Representative

PREPARED BY:

JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 N. HARLEM AVENUE
CHICAGO, ILLINOIS 60656



REAL ESTATE TRANSFER TAX

02-Aug-2016



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

10-30-201-031-1024

20160701635464

1-539-531-584

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Exhibit A

H76742

UNIT 212 IN WOODLEY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT PART OF THE NORTH 651.42 FEET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE EASTERLY LINE OF CALDWELL ROAD AND SOUTHEASTERLY OF THE LOW WATER LINE ALONG THE SOUTHEASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND LYING WEST OF A LINE DRAWN SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FROM A POINT IN THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 30, WHICH IS 1089.40 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 30, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WEST ON A LINE PARALLEL TO AND 651.42 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF CALDWELL AVENUE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF CALDWELL AVENUE, A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY A DISTANCE OF 67.13 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 356.72 FEET SOUTH (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE EAST ALONG A LINE PARALLEL TO AND 356.72 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 312.97 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 294.70 FEET TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 94426719, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, WHICH PERCENTAGE INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, ALL IN COOK COUNTY, ILLINOIS

P.I.N. 10-30-201-031-1024

C/K/A 7855 N CALDWELL AVENUE, UNIT 212, NILES, ILLINOIS, 60714