

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS STATUTORY)

MAIL TO:

Gregory N. Barrick  
Durham Jones & Pinegar  
111 East Broadway, Suite 900  
P.O. Box 4050  
Salt Lake City, Utah 84110

NAME AND ADDRESS OF TAXPAYER:

Gouvis Properties, LLC  
400 E. Randolph Street  
Unit 1815  
Chicago, Illinois 60601



Doc#: 1624345062 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/30/2016 02:50 PM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR, Nicholas A. Gouvis, of 611 Lido Park Drive, Unit 2B, Newport Beach, California, 92663, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to Gouvis Properties, LLC, a Utah limited liability company (formerly known as "Gouvis Holdings, LLC"), of 400 E. Randolph Street, Unit 1815, Chicago, Illinois 60601, Grantee, all interest in the parcels of real property in Chicago, Cook County, State of Illinois, which are more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

Permanent Index Numbers: 17-10-400-012-1822; and  
17-10-400-012-1881.

Property Addresses: 400 East Randolph Street, Unit 3426, Chicago, Illinois 60601; and  
400 East Randolph Street, Unit 3625, Chicago, Illinois 60601.

SUBJECT TO: General taxes for 2012 and subsequent years, covenants, conditions and restrictions of record, which do not impair the Grantee's use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 17<sup>th</sup> day of December, 2012.

Nicholas A. Gouvis

REAL ESTATE TRANSFER TAX		29-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-400-012-1822   20160801650416   0-402-631-488		

REAL ESTATE TRANSFER TAX		29-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-400-012-1822   20160801650416   1-879-550-784		

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

810520 2012

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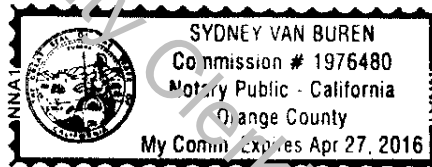
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Orange )

On December 17, 2012, before me, Sydney Van Buren  
(Name of Notary), a notary public in and for the State of California, personally appeared Nicholas A. Gouvis, who proved to me on the basis of satisfactory evidence to the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sydney Van Buren  
Notary Public  
Print Name: Sydney Van Buren  
Commission Number: 1976480  
My Commission Expires: April 27, 2016



*Exempt under (35 DLCS 200/31-45) Section  
paragraph (e).*

*Nancy S. [Signature]*  
Agent

**THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.**

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## EXHIBIT "A"

(Legal Descriptions)

The following-described real property located in Cook County, State of Illinois, and more particularly described as follows:

Property No. 1:

Permanent Index Number: 17-10-400-012-1822

UNIT NUMBER 3426 IN THE 400 EAST RANDOLPH CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NUMBER 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460, RECORDED MAY 7, 1962, AS DOCUMENT NUMBER 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964, AS DOCUMENT NUMBER 19341545; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962, AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22453315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property No. 2:

Permanent Index Number 17-10-400-012-1881

UNIT NUMBER 3625 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL):

CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT 18461961, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT 22453315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 8 | 29 | 2016

SIGNATURE: Deborah Cross  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

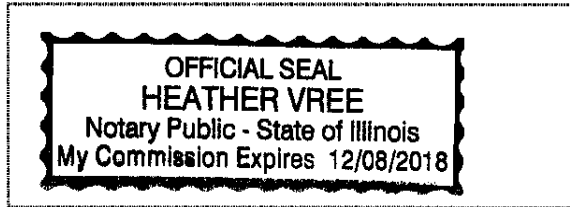
Heather Vree

By the said (Name of Grantor): Deborah Cross

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 29 | 2016

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 8 | 29 | 2016

SIGNATURE: Deborah Cross  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Heather Vree

By the said (Name of Grantee): Deborah Cross

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 29 | 2016

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)