

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (ILLINOIS) (General)**

Doc#: 1625319043 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2016 09:53 AM Pg: 1 of 2

Mail To: David Peterson, 800 E. Northwest Hwy, Ste. 700  
Palatine, IL, 60074

Dec ID 20160801652343  
ST/CO Stamp 1-045-699-392 ST Tax \$555.00 CO Tax \$277.50  
City Stamp 1-512-565-568 City Tax: \$5,827.50

Tax Bills To: James Baboulas, 1047 W. Monroe, Unit 3N  
Chicago, IL 60607

*0146-44705-1/2 de*

SPACE ABOVE FOR RECORDING ONLY

**THE GRANTOR(S)**

**BENNY SCIANNA, A SINGLE MAN,**

for and in consideration of Ten (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to

*an unmarried man*  
**JAMES BABOULAS, A SINGLE MAN,** AND *an unmarried woman*  
**NATALIE BORZEKA, A SINGLE WOMAN,** AS JOINT TENANTS  
The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**PERMANENT INDEX NUMBER(PIN):** 17-17-211-046-1005, 17-17-211-046-1006

**ADDRESS(ES) OF REAL ESTATE:** 1047 W. MONROE, UNIT ~~27~~ *3N*, CHICAGO, IL, 60607

**SUBJECT TO:** Covenants, conditions, and restrictions of record, public and utility easements; zoning laws and ordinances; and general real estate taxes not due and payable. This property is not subject to the Homestead Exemption Laws of the State of Illinois.

Dated this 30<sup>th</sup> day of August, 2016.

*Benny Scianna*  
**BENNY SCIANNA**

State of \_\_\_\_\_  
County of SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BENNY SCIANNA** have personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

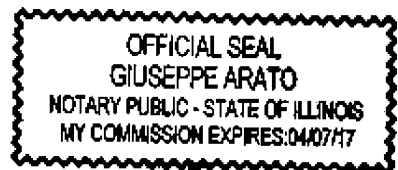
Given under my hand and official seal, this 30<sup>th</sup> day of August, 2016

REAL ESTATE TRANSFER TAX		02-Sep-2016
COUNTY:	ILLINOIS:	TOTAL:
277.50	555.00	832.50
17-17-211-046-1005   20160801652343   1-045-699-392		
REAL ESTATE TRANSFER TAX		02-Sep-2016
CHICAGO:	CTA:	TOTAL:
4,162.50	1,665.00	5,827.50
17-17-211-046-1005   20160801652343   1-512-565-568		

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

*[Signature]*  
**NOTARY PUBLIC**

**STEWART TITLE**  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563



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## Exhibit A – Legal Description

**Parcel 1:**

Unit Number 3 in the 1047 West Monroe Condominium as delineated on a survey of the following described real estate:

The East 25.00 feet of the West 75.58 feet of the North 116.67 feet of Lot 2 in Assessor's Division of Block 13 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

And

The East 26.64 feet of the West 79.92 feet of aforesaid Lot 2 in Assessor's Subdivision of Block 13 excepting therefrom the North 116.67 feet thereof and also excepting the South 12.00 feet of said Lot 2. Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0628622108 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The (exclusive) right to the use of Parking Space P-2 a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0628622108, in Cook County, Illinois.

**Parcel 3:**

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easement recorded February 23, 2005 as Document No. 0505439109.

Permanent Index Number: 17-17-211-046-1005 and 17-17-211-046-1006