

UNOFFICIAL COPY

Fidelity National Title
SC 16029337
WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 1626516004 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2016 10:15 AM Pg: 1 of 3

Mail To:

Elias Mantzavrakos, Esq.
969 Elmhurst Rd.
Suite 1A
Des Plaines, IL 60016

Dec ID 20160901655478
ST/CO Stamp 0-401-193-792 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-070-775-104 City Tax: \$2,835.00

Send Subsequent Tax Bills To:

Nabila Afifi
211 E. Ohio St.
Unit 1401
Chicago, IL 60611

RECORDER'S STAMP

THE GRANTOR, John T. Fricke, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Nabila Afifi, ^{unmarried} of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

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; general real estate taxes for 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-10-209-025-1196

Property Address: 211 E. Ohio Street, Unit 1401, Chicago, Illinois 60611

THIS IS NOT HOMESTEAD PROPERTY.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		14-Sep-2016
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
17-10-209-025-1196 20160901655478 0-401-193-792		

REAL ESTATE TRANSFER TAX		14-Sep-2016
	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00 *
17-10-209-025-1196 20160901655478 1-070-775-104		
* Total does not include any applicable penalty or interest due.		

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Dated this 1 day of September, 2016.

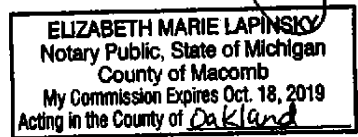
John T. Fricke
John T. Fricke

STATE OF Michigan)
)SS
COUNTY OF Oakland)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John T. Fricke is 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 1 day of September, 2016.

Elizabeth Marie Lapinski
Notary Public



My Commission Expires: _____

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60991
(Name and Address)

MAIL TO:

Elias Mantzavrakos, Esq.
969 Elmhurst Rd.
Suite 1A
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

Nabila Afifi
211 E. Ohio St.
Unit 1401
Chicago, IL 60611

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EXHIBIT A

Order No.: SC16029337

For APN/Parcel ID(s): 17-10-209-025-1196

For Tax Map ID(s): 17-10-209-025-1196

PARCEL 1: UNIT 1401 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM, RECORDED AS DOCUMENT NO. 99613754 (THE DECLARATION) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT 99613753.

PARCEL 3: VALET PARKING RIGHT VALET 121 APPURTENANT TO PARCEL 1 TO HAVE ON PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION