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17125010400

Doc# 1712501040 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/05/2017 10:45 AM PG: 1 OF 5

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, ISIDOR JOHN LEONTIS, a married man, of 1501 N. State Parkway, Unit 6C, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant unto CHRISTIN LUCKMAN, an unmarried woman, whose address is 1122 N. Clark St. #306 Chicago, IL 60610 the following described real estate to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number: 17-03-109-033-1022

Common Address: 1255 N. State Parkway, Unit 4G, Chicago, IL 60610

SUBJECT TO: covenants, conditions and restrictions of record private, public and utility easements and roads and highways, general taxes for the year 2016.

PROPERTY IN QUESTION IS NOT HOMESTEAD PROPERTY.

Dated this 19th day of April, 2017.


ISIDOR JOHN LEONTIS

Mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-41345

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SC 120
INT 1

1 of 1 de

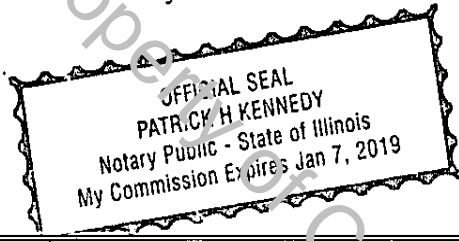
PT17-41345

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STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~)
 DuPage

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ISIDOR JOHN LEONTIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 19 day of April, 2017.



[Handwritten Signature]

Notary Public

Future Taxes to Grantees' Address

Christina Luckman
1255 N. State Pkwy, Unit 46
Chicago, IL 60610

After Recording, ~~Mail to:~~

Steven Moltz
19 S. La Salle St #900
Chicago, IL 60603

This Instrument was prepared by:
Nicholas Geroulis, Esq.
613 West 16th Street
Chicago, Illinois 60616

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 4G IN THE 1255 NORTH STATE PARKWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY: LOT 6 IN BLOCK 5 IN STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE NORTH WEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 50 FEET OF THE WEST 150 FEET OF LOT 11 IN ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1974 AND KNOWN AS TRUST NUMBER 64227, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23825048, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24189351, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.



Permanent Real Estate Index Number: 17-03-109-033-1022

Common Address: 1255 N. State Parkway, Unit 4G, Chicago, IL 60610

Recorder of Cook County Clerk's Office


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REAL ESTATE TRANSFER TAX		26-Apr-2017
	COUNTY:	84.50
	ILLINOIS:	169.00
	TOTAL:	253.50
17-03-109-033-1022		20170401641591 0-712-892-864

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REAL ESTATE TRANSFER TAX		26-Apr-2017
	CHICAGO:	1,267.50
	CTA:	507.00
	TOTAL:	1,774.50 *

17-03-109-033-1022 | 20170401641591 | 0-176-021-952

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