

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

AP-42061FAT
10/2

Doc#: 1717155019 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2017 10:40 AM Pg: 1 of 3

Dec ID 20170601671246
ST/CO Stamp 0-500-926-912 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-366-170-048 City Tax: \$3,675.00

Above Space for Recorder's Use Only

THE GRANTORS Michael Nachowicz and Yeat Nachowicz Husband and wife of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Susan F Jouzapaitis

the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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. ^{2nd Install}

SUBJECT TO: General taxes for 2016 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-15-308-039-1123/17-15-308-039-1423

Address of Real Estate: 1101 South State Street, Unit 1407, Chicago, IL 60605

Dated this 24th day of May, 2017

X [Signature]
Michael Nachowicz

(SEAL)

X

[Signature]
Yeat Nachowicz

(SEAL)

✓ State of Illinois, County of Sangamon ss. I, the undersigned, a Notary Public in and for said County,

"OFFICIAL SEAL"

Ashley N Daberkow


Notary Public, State of Illinois

My Commission Expires 6/4/2020

in the state aforesaid, DO HEREBY CERTIFY that Michael Nachowicz and Yeat Nachowicz Husband and wife 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 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.



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REAL ESTATE TRANSFER TAX 14-Jun-2017

	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *

17-15-308-039-1138 | 20170601671246 | 1-366-170-048
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 14-Jun-2017

		COUNTY:	175.00
		ILLINOIS:	350.00
		TOTAL:	525.00

17-15-308-039-1138 | 20170601671246 | 0-500-926-912

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of Cook County

Given under my hand and official seal, this 24th day of May, 2017

Commission expires June 4th, 2020 Ashley N. Oatman
 NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELIYN, ILLINOIS 60137

MAIL TO:

DEAN G. GALANODPOULOS
(Name)

340 W. BUTTERFIELD RD.
(Address)

ELMHURST, IL 60126
(City, State and Zip)

17-399

SEND SUBSEQUENT TAX BILLS TO:

SUSAN F. JOUZADAITIS
(Name)

1101 S. STATE ST., #1407
(Address)

CHICAGO, IL 60605
(City, State and Zip)

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL A:**

UNIT H-1407 AND PARKING SPACE P-207 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PARTY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151610 (EXCEPT THE WEST 27 FEET OF SAID SUBLOTS TAKEN FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET), ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7 BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7, AND 10 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF E. ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF E. 11TH STREET, AND NORTH OF THE NORTH LINE OF E. ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT 0434410057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

SUBJECT TO THE FOLLOWING, IF ANY:

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