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Doc#: 1732555108 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2017 11:58 AM Pg: 1 of 5

Dec ID 20171101657386
ST/CO Stamp 0-555-554-752
City Stamp 0-553-707-552

QUITCLAIM DEED 1709211 IL/AS

GRANTOR, LEONIDAS M. STEFANOS, a married man, joined by his spouse, CALI ~~KATHERINE~~ STEFANOS (herein, "Grantor"), whose address is 2550 N. Lakeview Ave., #N2003, Chicago, IL 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEY AND QUITCLAIMS** to **GRANTEE**, LEONIDAS M. STEFANOS and CALI ~~KATHERINE~~ STEFANOS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2550 N. Lakeview Ave., #N2003, Chicago, IL 60614, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2550 N. Lakeview Ave.,
#N2003, Chicago, IL 60614

Permanent Index Number: 14-28-319-112-1194, 14-28-319-115-1032; 14-28-319-115-1033

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 7 day of November, 2017.

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLS
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

When recorded return to:

~~LEONIDAS M. STEFANOS
CALI CATHERINE STEFANOS
2550 N. LAKEVIEW AVE., #N2003
CHICAGO, IL 60614~~

Send subsequent tax bills to:

LEONIDAS M. STEFANOS
CALI CATHERINE STEFANOS
2550 N. LAKEVIEW AVE., #N2003
CHICAGO, IL 60614

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

LM S
Leonidas M. Stefanos

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 11/7/17, by Leonidas M. Stefanos.

[Affix Notary Seal] Notary Signature: Ingrid Castaneda
Printed name: Ingrid Castaneda
My commission expires: 7/11/20



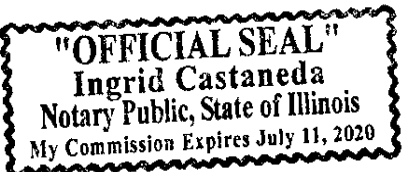
GRANTOR

CC S
Cali Catherine Stefanos

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 11/7/17, by Cali Catherine Stefanos.

[Affix Notary Seal] Notary Signature: Ingrid Castaneda
Printed name: Ingrid Castaneda
My commission expires: 7/11/20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

LM S
Signature of Buyer/Seller/Representative

11/7/2017
Date

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

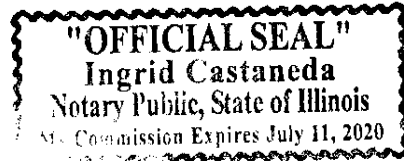
Dated 11/7/2017, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said Leonidas M. Stefanos

this 7 day of November, 2017

Notary Public Ingrid Castaneda



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

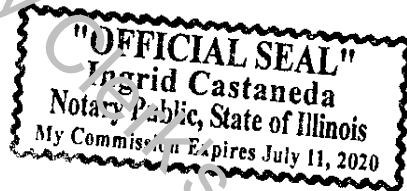
Dated 11/7/2017, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Leonidas M. Stefanos

this 7 day of November, 2017

Notary Public Ingrid Castaneda



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EXHIBIT A

[Legal Description]

PARCEL 1A:

UNIT N20-03, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS; A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN. ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT N20-03, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

PARCEL 2A:

UNIT 131 AND 132, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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EXHIBIT A continued

PARCEL 2B:

GARAGE PARCEL EASEMENTS; A NON EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S131 AND S132, FOR THE BENEFIT OF SAID UNIT 131 AND 132, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.