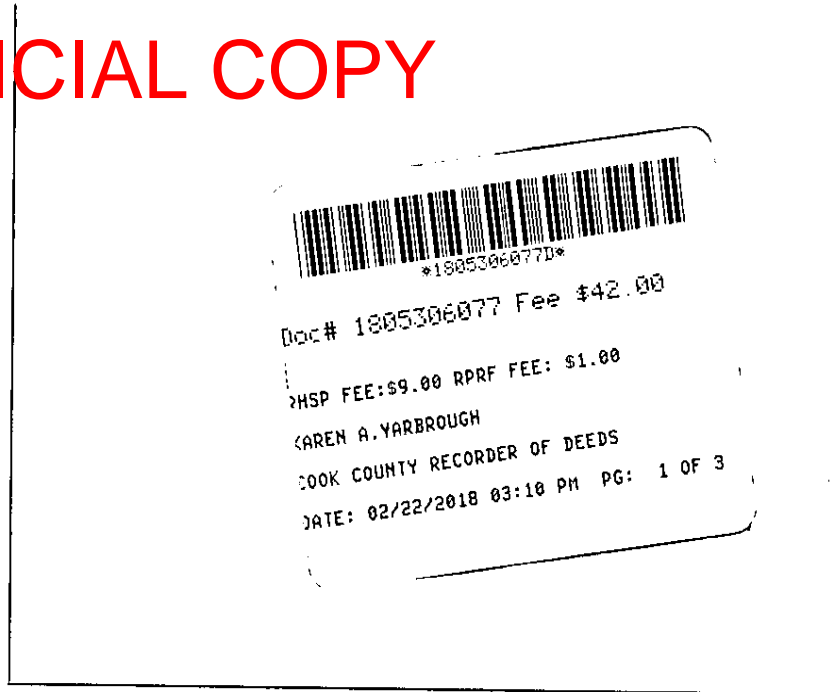


# UNOFFICIAL COPY

Warranty Deed  
(INDIVIDUAL TO INDIVIDUAL)  
(ILLINOIS)



THE GRANTOR, Theo Investments LLC,  
an Illinois Corporation, of the City of Northbrook,  
County of Cook, State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS  
and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

SCOTT MILLER

all interest in the following described Real Estate situated in the County of Cook, State of  
Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION, "EXHIBIT A."

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws  
of the State of Illinois.

SUBJECT TO (1) general real estate taxes for 2017 and subsequent years; and (2) covenants,  
conditions, and restrictions of record.

Commonly Known As:

2451 W Foster, Unit G  
Chicago, Illinois 60625

P.I.N.

13-12-401-057-1005; 13-12-401-057-1016

Seller:


THEO INVESTMENTS LLC  
Theodore Kontos, Manager

1 786545 1/1  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

S ✓  
P 3  
S N  
SC ✓  
INT ✓

# UNOFFICIAL COPY



STATE OF ILLINOIS }  
COUNTY OF COOK } SS:

REAL ESTATE TRANSFER TAX		21-Feb-2018
	CHICAGO:	1,110.00
	CTA:	444.00
	<b>TOTAL:</b>	<b>1,554.00 *</b>
13-12-401-057-1005   20180201600781   1-767-148-064		
*Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theodore Kontos, 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 signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Subscribed and sworn to before me  
this 15<sup>th</sup> day of February 2018

  
Notary Public

REAL ESTATE TRANSFER TAX		22-Feb-2018
 	COUNTY:	74.00
	ILLINOIS:	148.00
	<b>TOTAL:</b>	<b>222.00</b>
13-12-401-057-1005   20180201600781   1-362-134-048		



This Instrument was prepared by:

Dany Bourjas, Esq.  
BOURJAS LAW LLC  
9759 Southwest Highway  
Oak Lawn, Illinois 60453

Mail subsequent tax bills to:

Scott Miller  
2451 W Foster, Unit G  
Chicago, Illinois 60625

Mail this Instrument to:

Ami J. Oseid, Esq.  
Attorney at Law  
3653 West Irving Park Road  
Chicago, Illinois 60618

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: UNIT 2451-G + P-8 IN THE 2449-51 W. FOSTER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 37 (EXCEPT THE WEST 3.00 FEET THEREOF) AND LOT 38 AND THE WEST 11.00 FEET OF LOT 39 IN VOLLMER'S SUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8, AND LOT 2 (EXCEPT THE NORTH 53.06 FEET THEREOF) IN TOWN OF BOWMANVILLE IN EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0711709114, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0711709114.

Address commonly known as:  
2451 W Foster Ave Unit G  
Chicago, IL 60625

PIN#: 13-12-401-057-1005; 1016

Property of Cook County Clerk's Office