

UNOFFICIAL COPY

WARRANTY DEED

The Grantor, 1225 W. Morse, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Alexandra Balatsoukas, whose address is 1225 W. Morse Ave., Unit 508, Chicago, Illinois 60626, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:



Doc# 1805829033 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 02:57 PM PG: 1 OF 4

(ABOVE SPACE FOR RECORDER'S USE ONLY)

UNIT P-26 IN THE NORTH BEACH LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19, 20 AND 21 IN BLOCK 1 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED 10/14/05 AS DOCUMENT NUMBER 0528727007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PIN: 11-32-119-032-1055

Address of Real Estate: 1225 W. Morse Ave., Unit P-26, Chicago, Illinois 60626

This instrument was prepared by: Gael Morris, 2835 N. Sheffield Ave., Chicago, Illinois 60657

Mail Tax Bill To: Alexandra Balatsoukas, 1225 W. Morse Ave., Unit 508, Chicago, Illinois 60626

Mail Recorded Deed To: Alexandra Balatsoukas, 1225 W. Morse Ave., Unit 508, Chicago, Illinois 60626

[signature page follows]

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Dated this 26th day of February, 2018.

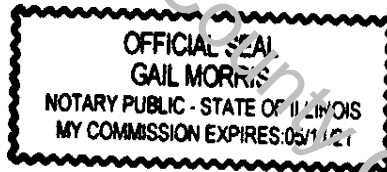
1225 W. MORSE, LLC

by: William Markle
WILLIAM MARKLE,
President of Markle Management, Inc., its Manager

STATE OF ILLINOIS, COUNTY OF COOK SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM MARKLE, PRESIDENT OF MARKLE MANAGEMENT, INC., WHICH CORPORATION IS THE MANAGER OF 1225 W. MORSE, LLC, 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, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 26th day of February, 2018.

[Signature]
NOTARY PUBLIC



Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Feb-2018



COUNTY:	6.00
ILLINOIS:	12.00
TOTAL:	18.00

11-32-119-032-1055 | 20180201606977 | 2-029-340-192

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Feb-2018



CHICAGO:

90.00

CTA:

36.00

TOTAL:

126.00 *

11-32-119-032-1055

20180201606977

0-701-523-488

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office