

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)



Doc#: 1807201142 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/13/2018 10:29 AM Pg: 1 of 3

Mail to:

David Richardson, Esq.,  
4258 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

Dec ID 20170901627644  
ST/CO Stamp 0-769-635-872 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 0-705-869-344 City Tax: \$1,260.00

### Name & Address of Taxpayers

Barbara M. Barton  
4572 N. Milwaukee, Unit 2H  
Chicago, Illinois 60630

Above space for revenue stamps

Above space for recorder's use only

18ST00947PK

The Grantors, Thomas Karabatsas, an unmarried person, of Chicago, IL, County of Cook and State of Illinois, for consideration of the sum of Ten dollars (\$10.00), in hand paid, and of other and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant to: Barbara M. Barton and Aneta M. Barton, of Chicago, IL, as the Grantees, TO HAVE AND TO HOLD said premises, not as Tenants by the Entirety nor as Tenants in Common but as Joint Tenants with Right of Survivorship, all interest in the following described real estate in the County of Cook and State of Illinois to wit:

SEE ATTACH LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, restriction and condition of record, applicable zoning laws, ordinances and other governmental regulations and general taxes for 2017 and subsequent years

THIS IS NON-HOMESTEAD PROPERTY AS TO THOMAS KARABATSAS

Property Address: 4572 N. MILWAUKEE, UNIT 2H, CHICAGO, IL 60630

Permanent Index Numbers(s): 13-16-117-045-1017

Dated this: 9<sup>th</sup> day of March 2018

 (SEAL)

THOMAS KARABATSAS

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STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

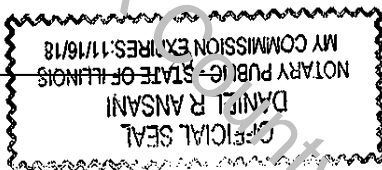
I, the undersigned, a Notary Public in and for said County, in State aforesaid, DO HEREBY CERTIFY THAT: **THOMAS KARABATSAS, an unmarried person**, personally known to me to be the same person (s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 right of homestead.

Given under my hand and notarial seal, this 9<sup>th</sup> day of March 2018



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires on \_\_\_\_\_



**PREPARED BY:**

ANSANI & ANSANI, P.C.  
1411 W. Peterson Ave., Suite 202  
Park Ridge, IL 60068

Property Clerk's Office

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**Legal Description:**

Unit 2H as delineated on Plat of Survey of the Following described parcel of Real Estate (hereinafter referred to as 'Parcel') Lot 1 in the subdivision of that part West of Milwaukee Avenue of Lot 5 in School Trustee's Subdivision of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian (except the North 1 1/2 Rods and the South 4 Rods thereof) in Cook County, Illinois, which plat of survey is attached as Exhibit "C" to declaration of Condominium made by Chicago Title & Trust Co. a corporation of Illinois, as Trustee under Trust Agreement Dated December 28, 1972 and known as Trust Number 61020, Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23240371, together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and plat of survey).

**Property Address: 4572 N. Milwaukee Avenue, Unit 2H, Chicago, Illinois 60630**

**Permanent Index Number: 13-16-117-045-1017**

Property of Cook County Clerk's Office