

1082

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1811016003D

Doc# 1811016003 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2018 09:49 AM PG: 1 OF 6

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 937652

Mail Tax Statements To: James Baboulas and Natalie Baboulas: 1047 3N W MONROE STREET, CHICAGO, IL 60607

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
17-17-211-046-1005, 17-17-211-046-1006

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

James Baboulas, a married man, WATA an unmarried man and Natalie Baboulas, a married woman, WATA Natalie Borzeka, an unmarried woman, as joint tenants, hereinafter grantors, whose tax-mailing address is 1047 3N W MONROE STREET, CHICAGO, IL 60607, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to James Baboulas and Natalie Baboulas, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 1047 3N W MONROE STREET, CHICAGO, IL 60607, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 1625319043, Recorded on 09/09/2016

REAL ESTATE TRANSFER TAX	20-Apr-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-211-046-1005 | 20180401646599 | 1-151-310-112

REAL ESTATE TRANSFER TAX	20-Apr-2018
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-211-046-1005 | 20180401646599 | 0-295-229-728

*Total does not include any applicable penalty or interest due.

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The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

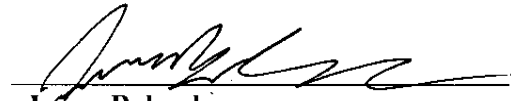
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.


Property of Cook County Clerk's Office

COOK COUNTY
RECORDED DEEDS

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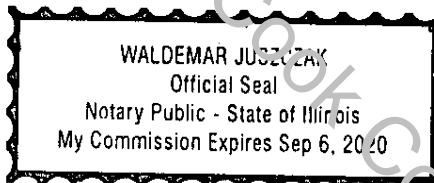
Executed by the undersigned on JAN 10, 201~~8~~⁸.


James Baboulas


Natalie Baboulas, WATA Natalie Borzeka

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on JAN 10, 201~~8~~⁸ by **James Baboulas** and **Natalie Baboulas, WATA Natalie Borzeka** who are personally known to me or have produced D.L. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

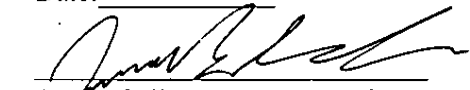
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph Section: 35 ILCS 200/31-45(e);, Property Tax Code.

Date: 1-10-18



Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY
CLERK OF DEEDS

COOK COUNTY
CLERK OF DEEDS

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EXHIBIT A (LEGAL DESCRIPTION)

EXHIBIT A All the following described property situate in the County of Cook, State of Illinois, described as follows, to wit: Parcel 1: Unit number 3 in the 1047 West Monroe Condominium as delineated on a survey of the following described real estate; The East 25.00 feet of the west 75.58 feet of the North 116.67 feet of Lot 2 in Assessor's Division of Block 13 in Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the third principal meridian, in Cook County, Illinois. AND The East 20.64 feet of the west 79.92 feet of aforesaid Lot 2 in Assessor's Subdivision of Block 13 exception there from the north 116.67 feet thereof and also exception the south 12.00 feet of said Lot 2. Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0626-8622108 together with its undivided percentage interest in the common elements, all in Cook County, Illinois. Parcel 2: The (Exclusive) right to the use of parking Space 7-2 a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0628622108, in Cook County, Illinois, Parcel 3: Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easement recorded February 23, 2005 as document No. 0505439109. Tax ID: 17-17-211-046-1005, 17-17-211-046-1006

PROPERTY ADDRESS 1047 3N W MONROE STREET, CHICAGO, IL 60607

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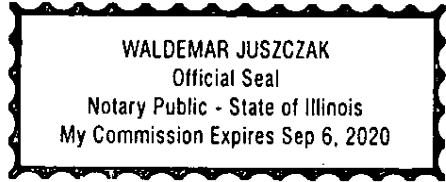
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 January 10, ~~2018~~ 2018 SB

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said JAMES BAROILLAS
this 10 day of JANUARY,
2018.



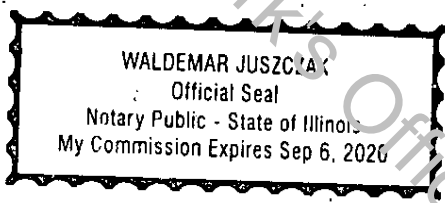
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date January 10, ~~2018~~ 2018 NB

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said NATALIE BAROILLAS
This 10 day of JAN,
2018.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)