UNOFFICIAL COPY

736523 /₂ WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS:

Nicholas Karalis and Patricia Karalis, most led 6210 N. Franscisco Ave. to each of the Unit 1
Chicago, IL 60659

COMMON ADDRESS:

6210 N. Francisco Ave.

Chicago, IL 60659 Citywide Title Corporation 850 W Jackson Blvd., Ste. 320 Chicago, IL 60607



Doc# 1817713042 Fee \$48.00

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

COOK COUNTY RECORDER OF DEEDS

KAREN A.YARBROUGH

DATE: 06/26/2018 12:23 PM PG: 1 OF 6

(The Above Space for Recorder's Use Only)

THE GRANTORS Nicholas Karalis and Patricia Karalis 6210 N. Franscisco Ave., Unit 1, City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, CONVEY AND WARRANT to THE GRANTEES. Giovanni Perez and Margaret Perez, wife, of the City of Des Plaines, County of Cook, State of Illinois, not as tenants in common, nor as joint tenants with the right of survivorship, but as tenants by the entirety, all interest in the following described real estate situated in the County of Cock, City of Chicago, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the applicanances, unto the Grantees, their successors and assigns, forever

And the **Grantors**, for themselves and their successors, do covenant, promise and agree to and with the **Grantees** and their successors and assigns, that **Grantors** have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that **Grantors** will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under **Grantors**, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.



UNOFFICIAL COPY

Dated this A day of June, 2018. Nicholas Karalis (Seal) Patricia Karalis (Seal) STATE OF \underline{IC}) SS. COUNTY OF \underline{Kuna})

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas Karriis and Patricia Karalis personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the

SUBSCRIBED and SWORN to before me this /2 day of June, 2018.

OFFICIAL SEAL
MICHAEL J KENYON
NOTARY PUBLIC - STATE OF ILLINUS
MY COMMISSION EXPIRES:08/18/21

THIS INSTRUMENT PREPARED BY:

Sean M. Byrne Byrne Law 699 S. Fairview Avenue, First Floor Elmhurst, IL 60126

MAIL TO: Paul De Biase Law Offices 5536 W Montrose Ave Chicago, IL 60641

right of homestead.

SEND SUBSEQUENT TAX BILLS TO: SEND SUBSEQUE Giovanni Perez 6210 N. Francisco Ave. (UNIT 174)

1817713042 Page: 3 of 6

UNOFFICIAL COPY

EXHIBIT "A"

LOT 14 IN BLOCK 6 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGEWATER A SUBDIVISION OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 40 NORTH, RANGE THIRTEEN 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Ptn # 13-01-113-029-0000

COMMON! 6210 N. FRANCISCO ANE., CATCAGO, IL 60659

UNOFFICIAL COPY

EXHIBIT "B" PERMITTED EXCEPTIONS

- COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD. 1.
- BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT
- NTERFERE

 3. GENERAL K.
 OF CLOSING.

 CONTROL

 CO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME

1817713042 Page: 5 of 6

UNOFFICIAL COPY

D COO	5	
REAL ESTATE TRANSFER TAX		20-Jun-2018
	CHICAGO:	3,885.00
	CTA:	1,554.00
	TOTAL:	5,439.00 *
	IQTAL:	5,439.00

13-01-113-029-0000 20180601696450 1-832-554-784

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

1817713042 Page: 6 of 6

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

20-Jun-2018





COUNTY: 259.00 ILLINOIS: 518.00 TOTAL: 777.00

13-01-113-029-0000

20180601696450

6450 | 1-821-147-936