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THIS DOCUMENT WAS
PREPARED BY:

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111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

Doc#: 1826049182 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2018 10:49 AM Pg: 1 of 4

Dec ID 20180901678422
ST/CO Stamp 1-961-472-160 ST Tax \$537.50 CO Tax \$268.75
City Stamp 1-216-958-624 City Tax: \$5,643.75

AFTER RECORDING, RETURN TO:

Chris L. Fotopoulos
Brotschul Potts LLC
30 N. LaSalle St Ste 1400
Chicago IL 60602

WARRANTY DEED

THIS INDENTURE is made as of this 30th day of August, 2018 by and between **April L. Carbone, a single woman**, of the city of Chicago, State of Illinois (the "Grantor"), and **Efstathios Bousis** of the city of Chicago, State of Illinois (the "Grantee").

STCO1140-5971385
1A2

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

11-Sep-2018



CHICAGO:	4,031.25
CTA:	1,612.50
TOTAL:	5,643.75 *

17-10-112-011-1089 | 20180901678422 | 1-216-958-624

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

REAL ESTATE TRANSFER TAX

14-Sep-2018

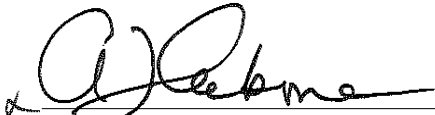


COUNTY:	268.75
ILLINOIS:	537.50
TOTAL:	806.25

17-10-112-011-1089 | 20180901678422 | 1-961-472-160

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this 30th day of August, 2018.



April L. Carbone

State of Florida

County of Miami-Dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **April L. Carbone** 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 she signed, sealed and delivered this said instrument as her 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 official seal, this 30th day of August, 2018.

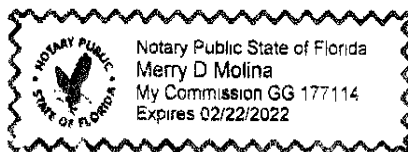


Notary Public

Commission expires: 2/22/2022

Send Subsequent Tax Bills To:

Efstathios Bousis
55 East Erie Street, #3206
Chicago, Illinois 60611



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

UNIT 3206 IN THE 55 EAST ERIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTHWEST 1/4 (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST 1/4 OF BLOCK 35 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2003 AS DOCUMENT NUMBER 0329719204, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-10-112-011-1089

COMMON ADDRESS: 55 East Erie Street, #3206, Chicago, Illinois 60611

Department of Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0329719204, as amended from time to time.
3. Memorandum recorded as Document Number 1405639008.
4. License Agreement recorded as Document Number 1235222122.
5. Memorandum of Building and Rooftop Lease Agreement recorded as Document Number 0710839191.
6. Agreement recorded as Document Number's 1734044017, 1630945067, 1435634057 and 1435634056.
7. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
8. Acts done by or suffered through Buyer.
9. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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