

152 NORTH AMERICAN
TITLE COMPANY

18-266707
WARRANTY DEED
ILLINOIS STATUTORY
Individual

Doc#: 1828857005 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2018 10:02 AM Pg: 1 of 3

Dec ID 20180901687372
ST/CO Stamp 1-216-878-752 ST Tax \$255.00 CO Tax \$127.50
City Stamp 1-120-606-368 City Tax: \$2,677.50

Prepared by:
Audrey Cosgrove
The Cosgrove Law Firm LLC
53 W. Jackson, Suite 862
Chicago, Illinois 60604

THE GRANTOR(S), Theodore Neckopulos, married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Catherine W. Adams-Wiggins, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(See legal attached as Exhibit A)

Subject to: Covenants, conditions and restrictions of record. General taxes for the year 2018 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-34-102-051-1007
Address of Real Estate: 3120 S. Indiana, #305 and PS-68, Chicago, IL 60616

Dated this 21 day of SEPT, 2018


Theodore Neckopulos


Melissa Neckopulos

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THEODORE NECKOPULOS, 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 this said instrument as their 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 21st day of September, 2018

Darci Lewis

Notary Public



Mail recorded document to:

Send subsequent tax bill to:

Catherine W Adams - Wiggins
3120 S. Indiana #305 →
Chicago, IL 60616

REAL ESTATE TRANSFER TAX 27-Sep-2018



COUNTY: 127.50
ILLINOIS: 255.00
TOTAL: 382.50

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REAL ESTATE TRANSFER TAX 27-Sep-2018



CHICAGO: 1,912.50
CTA: 765.00
TOTAL: 2,677.50 *

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

Property of Cook County Clerk's Office

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15826-18-266707-IL

Property Address: 3120 S. Indiana Ave., Unit 305, Chicago, IL 60616

Parcel ID: 17-34-102-051-1067

Parcel 1: Unit 3120-305 in the Michigan Indiana Place Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The leasehold estate created by the ground lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit Corporation as lessor and Michigan Place LLC as lessee, recorded by the Cook County Recorder of deeds on February 29, 2000 as document 00147967, including all amendments and exhibits thereto (the "Ground Lease") which ground lease demises the Land hereinafter described for a term of years ending December 31, 2098 (except the buildings and improvements located on the Land); and assignment thereto recorded April 8, 2002 as document number 0020393930 which lease demises the Land (as hereinafter described) for a term of years ending December 31, 2098 (except the buildings and improvements located on the Land); and

(B) ownership of the buildings and improvements located on the following described Land:

Certain parts of Block 1 in Charles Walker's Subdivision of that Part North of the South 60 acres of the West 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey is attached as Exhibit "B" to the Declaration of condominium ownership and easements, restrictions, Covenants and Bylaws for Michigan Indiana Condominium Dated February 23, 2001 and recorded by the Cook County Recorder of deeds on March 15, 2001 as document number 0010205852, as the same may have been amended from time to time, (as so amended, "the Declaration"), all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-68 and L.C.E.-30, as delineated on the survey attached to the declaration aforesaid.