

# UNOFFICIAL COPY

Doc# 1914901278 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2019 12:53 PM Pg: 1 of 2

**PREPARED BY:**  
Law Office of David Peterson  
800 East Northwest Highway, #700  
Palatine, IL 60074

Dec ID 20190501680741  
ST/CO Stamp 0-590-409-632 ST Tax \$609.00 CO Tax \$304.50  
City Stamp 0-213-249-952 City Tax: \$6,394.50

**MAIL TAX BILL TO:**

Cramer Soebbing  
1047 W Monroe #3  
Chicago, IL 60607  $\frac{1}{2}$

**MAIL RECORDED DEED TO:**

Elizabeth Ranucci  
*FUCHER & RANUCCI, PC*  
*14416 JOHN HUMPHREY DR.*  
*ORLAND PARK, IL 60462*  
*190450800062*

## WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), James Baboulas and Natalie Baboulas<sup>\*</sup>, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Cramer Soebbing<sup>\*\*</sup>, of Chicago, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

*\* husband and wife*

All the following described property situate in the County of Cook, State of Illinois, described as follows, to wit:

*\*\* A single man.*

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 26.64 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 P-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.

Permanent Index Number(s): 17-17-211-046-1005  
Property Address: 1047 W Monroe #3<sup>N</sup> Chicago, IL 60607  
*ST.*

Permanent Index Number(s): 17-17-211-046-1006

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr. Ste 2400  
Chicago, IL 60606-4650  
Recording Department

Subject, however, to the general taxes for the year of *2018<sup>2nd</sup>* and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Dated this 14 day of May, 2019

[Signature]  
James Baboulas

[Signature]  
Natalie Baboulas

STATE OF Cook Illinois  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James Baboulas and Natalie Baboulas, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 14<sup>th</sup> day of May, 2019

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



Property of Cook County Clerk's Office