

QUIT CLAIM DEED

UNOFFICIAL COPY



MAIL TO & PREPARED BY:

VALERIE A. VARNEY
7420 S. County Line Rd. Ste. 8
Burr Ridge, IL 60527

Doc# 1929617098 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2019 12:36 PM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

Gregorios & Kathy C. Tsonis
650 W Wayman St Unit 601C
Chicago, IL 60631-60661

THE GRANTOR, Kathy Cieplevicz, (k/n/a Kathy C. Tsonis) a married woman for the consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Gregorios Tsonis & Kathy C. Tsonis, as joint tenants, all of the interest in the following described real estate in Cook County, Illinois:

(see attached legal)

Commonly Known as: 650 W Wayman St Unit 601C, Chicago IL 60631 60661
Parcel No. 17-09-301-009-1038 and 17-09-31-010-1064

DATED this: 20 day of September, 2019

[Signature]
Kathy Cieplevicz (Kathy C. Tsonis)

This transaction is exempt under the provisions of
35 ILCS 305/4(e) 9-20-19

[Signature]

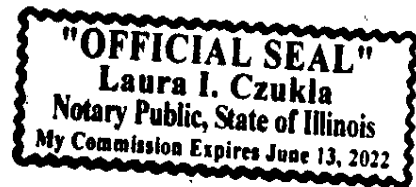
State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy Cieplevicz (Kathy C. Tsonis) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a 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 20th day of September 2019

Commission expires June 13 2022

[Signature]
NOTARY PUBLIC



19104413 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

S Y
P 4
S -
M -
SC 4
E -
INT 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 601C IN THE TRIO I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED.

THAT PART OF ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 27.39 FEET ALONG THE SOUTH LINE OF SAID LOT 1 THROUGH 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 70.61 FEET ALONG SAID SOUTH LINE OF LOT 1 THROUGH 11; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST 72.59 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 7.10 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST 0.54 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 11.42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 24.60 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 39.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST 96.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0723403023.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-38, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0723403023, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON

UNOFFICIAL COPY

AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FOR TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 4:

UNIT NUMBER GU-64 IN THE TRIO PARK GARAGE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PORTION OF LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, MUNICIPAL CORPORATION OF ILLINOIS, BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723103024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address commonly known as:
650 W Wayman St Unit 601C
Chicago, IL 60661

PIN#: 17-09-301-009-1038

REAL ESTATE TRANSFER TAX

23-Oct-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-301-009-1038 | 20191001620264 | 0-467-254-880

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

REAL ESTATE TRANSFER TAX

23-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-301-009-1038 | 20191001620264 | 1-435-426-400

COOK COUNTY Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois, or another 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.

DATED: 09 | 20 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

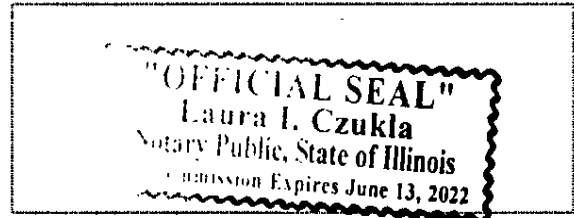
LAURA I. CZUKLA

By the said (Name of Grantor): GREG TSONIS

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 20 | 2019

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois or other 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.

DATED: 09 | 20 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

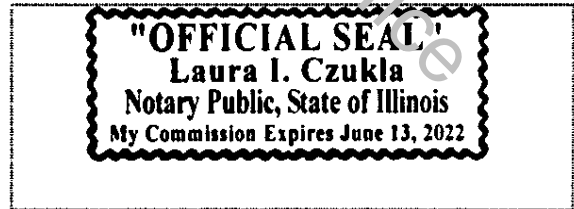
LAURA I. CZUKLA

By the said (Name of Grantee): KATHY P. TSONIS

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 20 | 2019

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)