

UNOFFICIAL COPY

Doc#: 2007806277 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/18/2020 01:46 PM Pg: 1 of 2

Dec ID 20200301635997
ST/CO Stamp 0-102-317-920 ST Tax \$728.00 CO Tax \$364.00
City Stamp 1-231-069-024 City Tax: \$7,644.00

CT

206N W 530131 PK Unit 1g2

WARRANTY DEED

The Grantor, **ACHILLES KARAGIANIS**, married to **Vivian Karagianis**, of Northfield, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **BRIAN AMES**, a single person, of Chicago, IL the following real estate situated in the County of Cook and State of Illinois, to wit:

Unit 1g2 of 225 S. Sangamon #10, Chicago, IL

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3504-06 N. SOUTHPORT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JUNE 26, 2003 AS DOCUMENT NO. 0317745038, IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1N, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0317745038.

THIS IS NOT HOMESTEAD PROPERTY

Commonly known as: 3506 N Southport Ave Unit 1N Chicago, IL 60657
Permanent Index No.: 14-20-303-033-1001

Subject to: (i) Covenants, conditions, restrictions of record; (ii) public and utility easements; (iii) Acts done by or suffered through Grantee; ~~(iv) all special governmental taxes or assessments confirmed and unconfirmed;~~ (v) condominium declaration and by-laws, if any; and (vi) General real estate taxes not yet due and payable, provided none of the foregoing adversely affects Grantee's right to the use and quiet enjoyment of the real estate as a residential condominium.

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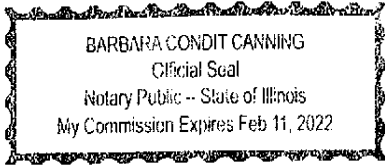
IN WITNESS WHEREOF, said Grantor has caused their names to be signed, this 10th of March, 2020.



ACHILLES KARAGIANIS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that ACHILLES KARAGIANIS, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 10th of March, 2020.




NOTARY PUBLIC

This Instrument Prepared By:

Barbara Condit Canning, Esq.
Canning & Canning LLC
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091

Send Subsequent Tax Bills To:

BRIAN AMES
3506 N Southport Ave., Unit 1N, Chicago, IL 60657

Return Recorded Deed To:

John Vourhitzas, 8710 W Bryn Mawr #300, Chicago, IL 60631