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Doc#. 2017457179 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/22/2020 09:29 AM Pg: 1 of 4

Dec ID 20200501680166
ST/CO Stamp 2-079-567-072 ST Tax \$333.50 CO Tax \$166.75
City Stamp 1-811-131-616 City Tax: \$3,501.75

721208 182 KJM

This document was prepared by:
Lisa Saul, Esq.
111 West Washington Street
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After recording mail to:
Niko Maneris, Esq.
1016 West Jackson Blvd.
Chicago, Illinois 60607

Mail tax bills to:
Peter N. Nikoloff
235 W. Van Buren Street, Unit 4405
Chicago, Illinois 60607

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WARRANTY DEED

THE GRANTOR, **Daniele Bentz n/k/a Daniele Schadeck-Bentz, a married woman***, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **Peter Nikoloff, an unmarried man**, whose address is 831 Oxford Place, Wheeling, Illinois 60090, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.*

*This does not represent homestead property for the spouse of the Grantor

SEE EXHIBIT A ATTACHED HERETO.

PIN: 17-16-238-028-1866
ADDRESS: 235 W. VAN BUREN STREET, UNIT 4405, CHICAGO, ILLINOIS 60607

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

SIGNATURE ON THE FOLLOWING PAGE

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of this 24 day of May, 2020.



Daniele Bentz n/k/a Daniele Schadeck-Bentz

REAL ESTATE TRANSFER TAX	19-May-2020
CHICAGO:	2,501.25
CTA:	1,000.50
TOTAL:	3,501.75 *

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

REAL ESTATE TRANSFER TAX	19-May-2020
COUNTY:	166.75
ILLINOIS:	333.50
TOTAL:	500.25

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_____))
_____)) SS:
_____))

I, the undersigned, a Notary Public in Esch/Alzette (Luxembourg) aforesaid, DO HEREBY CERTIFY that Daniele Bentz n/k/a Daniele Schadeck-Bentz, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of May, 2020.



_____))
Notary Public

M^e Jean-Paul MEYERS
Notaire

7, rue Xavier Brasseur
L-4040 Esch/Alzette
Tél: 54 15 71-1 Fax: 54 33 51
secretariat@enm.lu

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EXHIBIT A

Unit 4405 together with its undivided percentage interest in the common elements in The 235 West Van Buren Condominiums, as delineated and defined in the Declaration recorded as document number 0915934034, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

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