

UNOFFICIAL COPY

Doc#: 2027420196 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/30/2020 12:29 PM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)
Individual to Individual

Dec ID 20200801658625
ST/CO Stamp 0-595-231-200 ST Tax \$229.00 CO Tax \$114.50
City Stamp 0-984-097-248 City Tax: \$2,404.50

GRANTORS:
SIMONA CLAUDIA GIURGIU
AND JESUS MADRIGAL
Wife and husband
of the City of Chicago, County of
Cook and State of Illinois
for and in Consideration of TEN AND
NO/100 DOLLARS (\$10.00)
In hand paid and other
Good and valuable consideration
CONVEY AND WARRANT to

GRANTEE: PETER ROBERT CAPPAS
Single man

Of 2103 W. Berwyn Ave, Apt 1N, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:
UNIT 404 IN JEFFERSON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 2 IN L. E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 1987 AS DOCUMENT 87089688, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.


PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Real Estate Index Number: 13-17-202-042-1016
Address of Real Estate: 5727 W. LAWRENCE AVE, UNIT 404, CHICAGO, IL 60630

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

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

Dated this 7th day of August, 2020


SIMONA CLAUDIA GIURGIU


JESUS MADRIGAL

File nr: AT 200612
After recording mail to:
Alhima Title, LLC.
6444 N. Milwaukee Ave. 1
Chicago, IL 60631 2
Ph. 312-651-6070

UNOFFICIAL COPY

State of Illinois)

County of Cook)

I the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons SIMONA CLAUDIA GIURGIU AND JESUS MADRIGAL ,wife and husband, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of August, 2020

Elizabeth S. Predki
Notary Public

Commission expires 10/03, 2021



Elizabeth Predki

This Instrument was prepared by: PREDKI LAW OFFICES, P.C, 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

Mail To:

Send subsequent tax bills to:

Peter R. Cuppas
5727 W. Lawrence Ave Apt 404
Chicago, IL 60630

Peter R. Cuppas
5727 W Lawrence Ave Apt 404
Chicago, IL 60630

COOK COUNTY Clerk's Office

UNOFFICIAL COPY

File No: AT200612

EXHIBIT "A"**PARCEL 1:**

UNIT 404 IN JEFFERSON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 2 IN L. E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 1987 AS DOCUMENT 87089688, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

**Property Address: 5727 W LAWRENCE AVE UNIT 404 CHICAGO, IL 60630
Parcel ID Number: 13-17-202-042-1016**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I*