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Doc#. 2030221043 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/28/2020 09:51 AM Pg: 1 of 4

Dec ID 20200801671057

ST/CO Stamp 0-009-648-608 ST Tax \$425.00 CO Tax \$212.50

City Stamp 1-058-224-608 City Tax: \$4,462.50

WARRANTY DEED

G17 41054084GCH) 410540EAU

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the Grantor, Lia Angelos, a married individual from the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in and paid by the Grantee, the receipt of which is acknowledged, hereby does REMISE, RELEASE, ALIEN, CONVEY and WARRANT, to Angela Perry-Hudson, a Single Woman, all of the following described real estate, situated and described as follows to Wit:

A legal description is attached hereto as Exhibit A and made part hereof.

Commonly Known As: 1250 S. Michigan Ave, Unit 709 and Parking P-373, Chicago, IL 60605

Parcel Number:

17-22-101-043-1029

17-22-101-043-1414

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, all applicable zoning laws and ordinances, existing leases and tenancies, if any: speciel government taxes or real estate taes not yet due and payable. The Grantor(s) certify(ies) that this property is not subject to any homestead rights and Grantor further certify(ies) that Grantor(s) reside(s) at a different location. Further subject to: the terms, provisions, covenants and conditions of the declarations of condominium and all amendments thereto, and any and all provisions of the Condominiums Property Act. Grantee(s) shall have and hold said premises forever.

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

This property does not constitute homestead property for, Chris Angelos, the spouse of the Grantor.

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Tia Angelos does hereby sign this General Warranty Deed for the property located at 1250 S Michigan Ave, Unit 709, Chicago, IL 60605.

Dated: 8/21/2020

STATE OF ILLINOI

COUNTY OF

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tia Angelos is personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said in trament as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this L

day of August 2020.

Notary Publi

"OFFICIAL SEAL"

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Prepared By:

Peter C. Markos Chicagoland Law Group PC 5600 N. River Rd, Unit 800 PMB 28 Rosemont, IL 60018

Mail To:

Angela Perry Hadson 1250 S. Michigan Ave Unit 709 Chicago, IL 60605

With a Copy To:

Name and Address of Taxpayer:

Angela Perry-Hudson 1250 S. Michigan Ave Unit 709 Chicago, IL 60605

REAL ESTATE	TRANSFER	TAX	14-Sep-2020		
45	A STORY	COUNTY:	212.50		
	(SAC)	ILLINOIS:	425.00		
		TOTAL:	637,50		
17-22-101-043-1029		20200801671057	0-009-648-608		

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Taxpayer:		Clay	750 _{/2/}	*
	F	REAL ESTATE TRANS	SFER TAX	14-Sep-2020
14-Sep-2020	-	ØE.	CHICAGO:	3,187.50 1,275.00
212.50 425.00	•		CTA: TOTAL:	4,462.50 *
637,50	-	17-22-101-043-1029		1-058-224-608
0-009-648-608	w	Total does not include		

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 709 AND P-373 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506227076, AS AMENDED, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-147, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1250 S. Michigan Ave, Unit 709 and Parking P-373, Chicago, IL 60605

Parcel Number:

102-1414 OOA COMPANY COMPANY OFFICE 17-22-101-043-1029

17-22-101-(43-1414