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Doc#: 2116139060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 08:06 AM Pg: 1 of 4

PRECISION TITLE

PTC 21-14974 1/2

Dec ID 20210601658633
ST/CO Stamp 0-744-569-104
City Stamp 1-151-482-128

QUIT CLAIM DEED

THE GRANTORS, Peter Mishos and Jennifer Lyn Mishos, husband and wife, of 5221 Ellington Ave., Western Springs, IL 60558 for and in consideration of \$10 (Ten Dollars), CONVEY and QUIT CLAIM to GRANTEE Peter Mishos all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

PARCEL 1 (16 SOUTH ABERDEEN STREET UNIT 1):

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT:

LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 59' 53" WEST ALONG THE NORTH LINE OF SAID TRACT 21.91 FEET; THENCE SOUTH 00° 00' 00" EAST 50.62 FEET TO THE SOUTH LINE OF THE NORTH 50.62 FEET OF SAID TRACT; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 22.14 FEET TO THE EAST LINE OF SAID TRACT; THENCE NORTH 00° 15' 50" WEST ALONG SAID EAST LINE 50.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO, THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT:

LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 59' 53" WEST ALONG THE NORTH LINE OF SAID TRACT 21.91 FEET; THENCE SOUTH 00° 00' 00" EAST 50.62 FEET TO THE SOUTH LINE OF THE NORTH 50.62

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FEET OF SAID TRACT AND THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 22.14 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00° 15' 50" EAST ALONG SAID EAST LINE 9.50 FEET; THENCE NORTH 29° 59' 53" WEST 22.19 FEET; THENCE SOUTH 00° 00' 00" WEST 9.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED DECEMBER 17, 2003 AS DOCUMENT 0335103049.

TO HAVE AND TO HOLD said premises.

Permanent Real Estate Index Number(s): 17-17-201-045-0000

Address(es) of Real Estate: 16 S. Aberdeen St., Unit 1, Chicago, IL 60607


Dated this 17th day of May, 2021.

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

Exempt under 35 ILCS 200/31-45(e)





SJ Chapman

REAL ESTATE TRANSFER TAX		07-Jun-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-17-201-045-0000 | 20210601658633 | 0-51-482-128

* Total does not include any applicable penalty or interest.

REAL ESTATE TRANSFER TAX		07-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-201-045-0000 | 20210601658633 | 0-744-569-104

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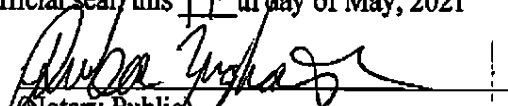
PETER MISHOS:



Peter Mishos

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Mishos, 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, including the release and waiver of the right of homestead. Given under my hand and official seal, this 17 th day of May, 2021

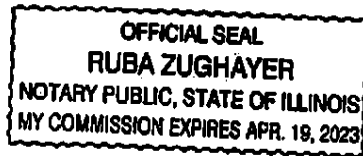


(Notary Public)

JENNIFER LYN MISHOS:

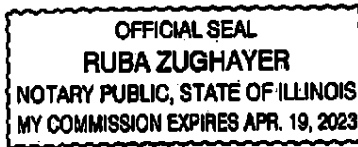


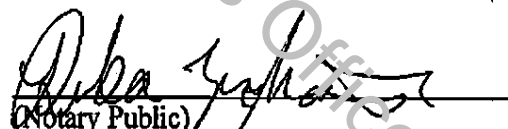
Jennifer Lyn Mishos



STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer Lyn Mishos, 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, including the release and waiver of the right of homestead. Given under my hand and official seal, this 17 th day of May, 2021





(Notary Public)

Prepared by/Mail To:

SJ Chapman, Esq.
Bielski Chapman, Ltd.
123 N. Wacker Dr., Suite 2300
Chicago, IL 60606

Mail Tax Bills to:

Peter Mishos
16 S. Aberdeen St., Unit 1
Chicago, IL 60607

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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: 5 | 17 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

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

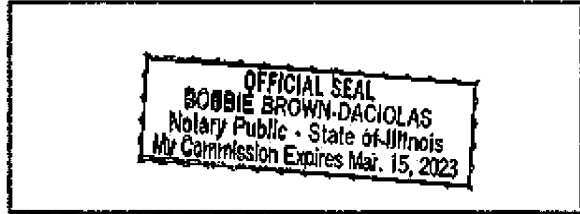
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 5 | 17 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 5 | 17 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

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

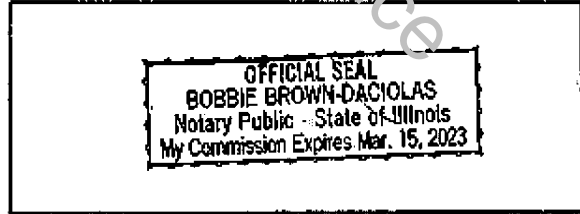
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 5 | 17 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)