

Doc# 2119507457 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2021 01:58 PM Pg: 1 of 3

Dec ID 20210701691157
ST/CO Stamp 0-289-438-992 ST Tax \$624.50 CO Tax \$312.25
City Stamp 0-611-474-704 City Tax: \$6,557.25

1072
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S) **John Stathopoulos** married to Elizabeth Xirafakis, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Brian Baker, a SINGLE MAN** of **855 W. Madison Unit 816, Chicago, IL 60607,**

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A


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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

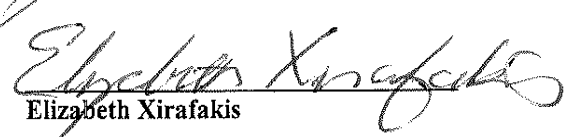
Permanent Index Number(s): **17-17-211-049-1003**

Property Address: **1051 W. Monroe St., Unit 3, Chicago, IL 60607**

Dated this 7th day of JULY, 2021.



John Stathopoulos



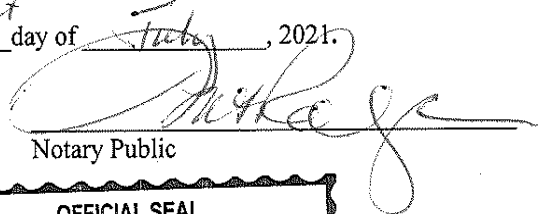
Elizabeth Xirafakis

UNOFFICIAL COPY

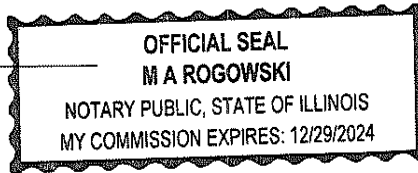
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN STATHOPOULOS and ELIZABETH XIAPAKIS, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 1st day of July, 2021.


Notary Public

My commission expires: _____



THIS DOCUMENT PREPARED BY:
Nasiakos Law Group
2038 W Webster
Chicago, IL 60647

MAIL TAX BILL TO:
Brian Baker
1051 W. MONROE ST. #3
CHICAGO, IL 60607

MAIL RECORDED DEED TO:
Brian Baker
1051 W. MONROE ST. #3
CHICAGO, IL 60607

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **PARCEL 1:**

UNIT 3 IN THE 1051 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 25.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 26.64 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619834129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-3), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109

Permanent Index Number(s): 17-17-211-049-1003

PIN#

PIN#

Property Address: 1051 W. Monroe St., Unit 3, Chicago, IL 60607