

# UNOFFICIAL COPY



Chicago Title Insurance Company

21GNW090444WC #1  
WARRANTY DEED

Doc#: 2124346021 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2021 09:16 AM Pg: 1 of 3

Dec ID 20210801637041  
ST/CO Stamp 1-576-924-944 ST Tax \$315.00 CO Tax \$157.50

THE GRANTORS, Steven Jiotis, a single person, of 8721 Balmoral Ct, Burr Ridge, IL 60527, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Terry Guzlas and Robert Guzlas, husband and wife, of 232 Pebble Beach Circle E202, Naples, FL 34113, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED

**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.

Grantor, for himself and his successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

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


**Permanent Real Estate Index Number(s):** 18-30-300-056-1025

**Address(es) of Real Estate:** 450 Village Center Dr, Unit 308, Burr Ridge, Illinois 60527

Chicago Title

# UNOFFICIAL COPY

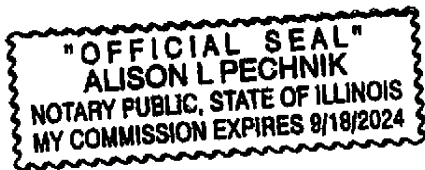
Dated this 12 day of August, 2021.

  
\_\_\_\_\_  
Steven Jiotis

STATE OF ILLINOIS )  
 )  
COUNTY OF DAVISON ) SS.  
 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven Jiotis, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 12 day of August, 2021.



  
\_\_\_\_\_  
(Notary Public)

**Prepared By:** Harry J. Fournier, Esq.  
Fournier Law Firm, Ltd.  
2001 Midwest Road, Suite 206  
Oak Brook, IL 60523

**Mail To:**  
Jeanne Prendergast, Esq.  
Law Offices of David C Dineff  
7936 W 87th St  
Justice, IL 60458

**Name & Address of Taxpayer:**  
Terry Guzlas and Robert Guzlas  
450 Village Center Dr, Unit 308  
Burr Ridge, IL 60527

TOP SECRET COPY  
COCK  
Notary Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 21GNW090444WC

**For APN/Parcel ID(s): 18-30-300-056-1025**

---

**PARCEL 1:**

UNIT 308 IN 450 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 14, 2009 AS DOCUMENT 0804533191, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-76, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0804533191.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0804533191.

**PARCEL 4:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RE-ESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.