

# UNOFFICIAL COPY

## WARRANTY DEED Illinois Statutory

Doc#: 2131341412 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2021 03:08 PM Pg: 1 of 4

Dec ID 20211101632133  
ST/CO Stamp 0-661-236-880 ST Tax \$530.00 CO Tax \$265.00  
City Stamp 1-772-694-672 City Tax: \$5,565.00

Property of Cook County Clerk's Office

INDIVIDUAL

THE GRANTORS Eric Stephen Doptis\* and Rebecca Jill Weinberg-Doptis\*\*, husband and wife, of 851 N. California Avenue, Unit #2, Chicago, IL 60622, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to George Polychronopoulos, an unmarried man, of 563 N. OAKST. HINSDALE, IL 60521 all interest in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

\* also known as Eric Doptis  
ED

\*\* also known as Rebecca Weinberg-Doptis  
RWD

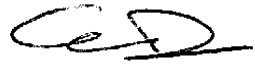
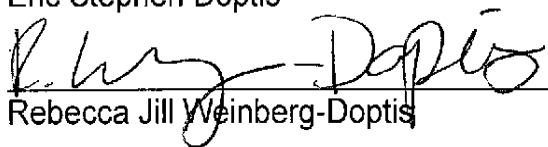
SEE ATTACHED EXHIBIT "A"


SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years

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



Permanent Real Estate Index Number(s): ~~16-01-424-002-0000~~ ~~16-01-424-058-1001~~  
Address(es) of Real Estate: 851 N. California Avenue, Unit #2, Chicago, IL 60622  
ED RWD

Dated this 30<sup>th</sup> day of September, 2021.

By   
Eric Stephen Doptis  
  
Rebecca Jill Weinberg-Doptis

REAL ESTATE TRANSFER TAX		09-Nov-2021
	CHICAGO:	3,975.00
	CTA:	1,590.00
	<b>TOTAL:</b>	<b>5,565.00 *</b>
16-01-424-058-1001   20211101632133   1-772-694-672		
* Total does not include any applicable penalty or interest due.		

(Landtrust National Title Services  
120 S LaSalle Street, Suite 1700  
Chicago, Illinois 60603)

REAL ESTATE TRANSFER TAX		09-Nov-2021
	COUNTY:	265.00
	ILLINOIS:	530.00
	<b>TOTAL:</b>	<b>795.00</b>
16-01-424-058-1001   20211101632133   0-661-236-880		

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STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Stephen Doptis and Rebecca Jill Weinberg-Doptis personally known to me to be the same person(s) whose name(s) 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 12th Day of September 2021.

Diana Duvall  
Notary Public



**Prepared by:**

Vincent Auricchio  
Auricchio Law Offices, LLC  
332 S. Michigan Avenue  
9th Floor  
Chicago, IL 60604

**Mail to:**

Kashyap V. Trivedi  
~~George Polychronopoulos~~  
~~300~~ N. Martingale Rd.  
Schaumburg, IL 60173 STE: 725

**Name and Address of Taxpayer:**

George Polychronopoulos  
851 N. California Ave., Unit #2  
Chicago, IL 60622.

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LN21024903

## Exhibit A

UNIT 2 IN 851 N. CALIFORNIA CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 43 IN BLOCK 3 IN TAYLOR AND CANDAS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1830317001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM COMMERCIAL SPACE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 43, LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 113.02 FEET, IN BLOCK 3 IN TAYLOR AND CANDAS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 43 AND THE EAST LINE OF CALIFORNIA AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF CALIFORNIA AVENUE, 0.84' FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1.24 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHWEST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1; THENCE RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 16 COURSES); THENCE EAST 46.48 FEET; THENCE NORTH 6.10 FEET; THENCE EAST 11.90 FEET; THENCE NORTH 4.84 FEET; THENCE EAST 2.60 FEET; THENCE NORTH 5.41 FEET; THENCE WEST 13.66 FEET; THENCE NORTH 6.58 FEET; THENCE WEST 7.39 FEET; THENCE SOUTH 6.88 FEET; THENCE WEST 15.30 FEET; THENCE; THENCE NORTH 3.21 FEET; THENCE WEST 15.86 FEET; THENCE SOUTH 45 DEGREES WEST 4.30 FEET; THENCE WEST 5.82 FEET; THENCE SOUTH 16.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

# UNOFFICIAL COPY

LN21024903

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, LIMITED COMMON ELEMENT, AS  
DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS  
DOCUMENT NUMBER 1830317001

PIN: 16-01-424-058-1001

For Informational Purposes only: 851 North California Avenue, Unit 2, Chicago, IL 60622

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