

UNOFFICIAL COPY

Doc#: 2134407847 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2021 01:22 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20211101653863
ST/CO Stamp 1-918-718-608 ST Tax \$690.00 CO Tax \$345.00
City Stamp 0-308-105-872 City Tax: \$7,245.00

FIDELITY NATIONAL TITLE
OC21041198

Above Space for Recorder's Use Only

THE GRANTOR(S) Nicholas Galanopoulos, Married of the City of Marietta, County of Cobb, , State of Georgia, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Xylo Properties, LLC a Minnesota, Limited Liability Company the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-04-317-017-1007

Address(es) of Real Estate: 1018 N Larrabee St Unit 5N Chicago Illinois 60610

The date of this deed of conveyance is 11/24, 2021



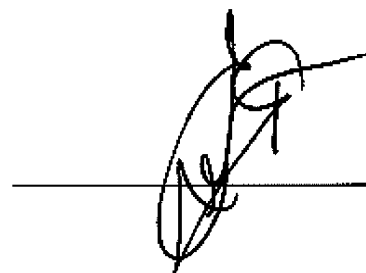
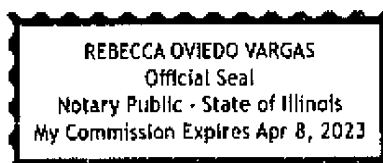
Nicholas Galanopoulos



Despina Galanopoulos, signing for express reason to waive Homestead

State of Illinois County of COOK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Galanopoulos 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 official seal 11/24, 2021



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1018 N Larrabee St Unit 5N
Chicago, Illinois 60610


Legal Description:



PARCEL 1:

UNIT NUMBER 5N IN THE 1018 N. LARRABEE STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN BLOCK 93 IN ELSTON ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1610344014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1610344014.

| REAL ESTATE TRANSFER TAX | | 07-Dec-2021 |
|---|---------------|-------------------|
|  | CHICAGO: | 5,175.00 |
| | CTA: | 2,070.00 |
| | TOTAL: | 7,246.00 * |
| 17-04-317-017-1007 20211101653863 0-308-105-872 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 07-Dec-2021 |
|--|---|--------------------------------|
|  |  | COUNTY: |
| | | ILLINOIS: |
| | | TOTAL: |
| 17-04-317-017-1007 | | 20211101653863 1-918-719-608 |

This instrument was prepared by:
Luke Keller
2807 South Shore Dr.
Delavan, WI 53115

Send subsequent tax bills to:
Xylo Properties, LLC
2434 Superior Dr. NW Ste. 105
Rochester, MN 55901

Mail recorded document to:
Xylo Properties, LLC
2434 Superior Dr. NW, Ste 105
Rochester, MN 55901