

# UNOFFICIAL COPY

Doc#: 2203107140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/31/2022 09:28 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20211201686204  
ST/CO Stamp 0-238-910-096 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 1-429-142-160 City Tax: \$2,415.00

This Document Prepared by:  
Loukas D. Kozonis  
Kozonis Law, Ltd.  
4849 North Milwaukee Avenue  
Suite 300  
Chicago, Illinois 60622

THE ABOVE SPACE RESERVED FOR USE BY THE COUNTY RECORDER'S OFFICE

THIS INDENTURE, made this **30th** day of **December 2021** between **Demetrios L. Kozonis** and **Chrisoula Kozonis** (collectively, the "Grantor"), and **Pensacola Place Apartments, LLC**, an Illinois limited liability company (the "Grantee").

WITNESSETH, that the Grantor, in consideration of the sum of TEN & 00/10 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and warrant unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Parcel 1: UNIT 401 IN THE PENSACOLA PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PART OF LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 IN GARDNER'S 7TH ADDITION TO MONTROSE, A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE (EXCEPT THE SOUTH 33 FEET OF LOTS 11 AND 12 TAKEN FOR STREET), IN BLOCK 3 IN H. L. LEWIS'S ADDITION TO MONTROSE, A SUBDIVISION OF THE NORTH 1/8 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0500519089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, G-2, and G-27, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT NO. 0500519089.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE

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ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Nos: 13-16-401-024-1003

Common Address: 5036 W. Pensacola Avenue  
Unit 401  
Chicago, Illinois 60641

Together with the tenements and appurtenances thereunto belonging, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED DECEMBER 28, 2004 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JANUARY 5, 2005 AS DOCUMENT NO. 0500519089, AS AMENDED FROM TIME TO TIME; (B) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN AND SET FORTH BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED DECEMBER 28, 2004 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JANUARY 5, 2005 AS DOCUMENT NO. 0500519088; (C) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (D) ZONING AND BUILDING LAWS OR ORDINANCES; (E) UTILITY EASEMENTS OF RECORD; (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; AND (G) ACTS OF GRANTEE.

TO HAVE AND TO HOLD the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

[remainder of page blank; signatures follow]

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IN WITNESS WHEREOF, the Grantor has caused their names to be signed to these presents on the day and year first above written.

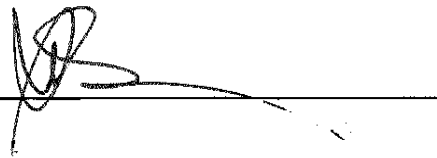
  
Demetrios L. Kozonis

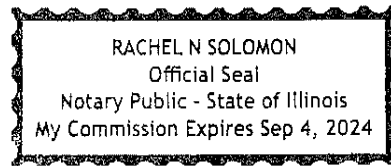
  
Chrisoula Kozonis

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Demetrios L. Kozonis** and **Chrisoula Kozonis**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of December, 2021.

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



My Commission Expires September 4, 2024

After recording, please mail to:

Pensacola Place Apartments, LLC  
4849 N. Milwaukee Avenue, Ste 302  
Chicago, Illinois 60630

Please send subsequent tax bills to:

Pensacola Place Apartments, LLC  
4849 N. Milwaukee Avenue, Ste 302  
Chicago, Illinois 60630