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2204146010

WARRANTY DEED

Doc# 2204146010 Fee \$88.00

RECORD & MAIL TO:

RHSP FEE:\$9.00 RPRF FEE: \$1.00

Gabriel M. Caporale, Esq.
7646 W. North Avenue
Elmwood Park, IL 60707

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 09:28 AM PG: 1 OF 2

ADDRESS TAXPAYER/GRANTEE:

~~LEONIDAS NICOLOUDES and KELLIE NICOLOUDES~~
~~NICOLOUDES~~
Bo Jiang and Xun Xu
1250 S. Michigan Ave., #1110
Chicago, Illinois 60605

GRANTOR(S), **LEONIDAS NICOLOUDES and KELLIE NICOLOUDES**, Husband and Wife, of 36 Swift Lane, Naperville, IL 60565, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), TO the GRANTEE(S), **BO JIANG and XUN XU**, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, of 1250 S. Michigan Ave., Unit 1110 & P-314, Chicago, IL 60605, the following described real estate in Cook County, to wit: * an unmarried woman * * an unmarried man

PARCEL 1: UNITS 1110 AND P-314 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0506227076, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES TO STORAGE SPACE NO. S-176, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PINS: 17-22-101-043-1074 and 17-22-101-043-1355

ADDRESS: 1250 S. Michigan Ave., Unit 1110 & P-314, Chicago, IL 60605

SUBJECT TO: (1) General real estate taxes of 2021, and subsequent years. (2) all Covenants, conditions and restrictions of record, hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois. **This is NOT HOMESTEAD PROPERTY.**

To HAVE AND TO HOLD said premises in Fee Simple.

Dated this 20th day of December, 2021.

GRANTOR(S):

LEONIDAS NICOLOUDES

KELLIE NICOLOUDES

S Y
P 2
S Y-1
SC Y
INTEK

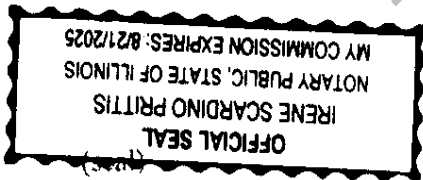
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ACKNOWLEDGEMENT

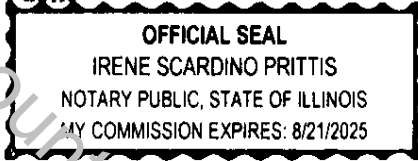
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LEONIDAS NICOLOUDES and KELLIE NICOLOUDES, 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 it's/his/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 notary seal, this 20th day of December, 2021.





Irene Scardino Prittis
Notary Public




My commission expires _____

Prepared By:

The Garbis Law Firm, LLC
7330 N. Cicero Ave
Lincolnwood, IL 60712

| REAL ESTATE TRANSFER TAX | | 14-Jan-2022 |
|---|-----------|--------------------------------|
|  | COUNTY: | 200.00 |
|  | ILLINOIS: | 400.00 |
| | TOTAL: | 600.00 |
| 17-22-101-043-1074 | | 20211201675255 1-689-161-360 |

| REAL ESTATE TRANSFER TAX | | 14-Jan-2022 |
|---|----------|--------------------------------|
|  | CHICAGO: | 3,000.00 |
| | CTA: | 1,200.00 |
| | TOTAL: | 4,200.00 * |
| 17-22-101-043-1074 | | 20211201675255 0-365-268-624 |

* Total does not include any applicable penalty or interest due.