

UNOFFICIAL COPY

Doc#: 2207007247 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/11/2022 08:29 AM Pg: 1 of 2

This Instrument was prepared by:

Paul R. Lieggi, Esq.
LIEGGI LAW OFFICES, LLC
5800 West Greenleaf Avenue
Chicago, Illinois 60646

Dec ID 20220201633026

ST/CO Stamp 2-006-885-776 ST Tax \$335.00 CO Tax \$167.50

City Stamp 1-805-100-432 City Tax: \$3,517.50

Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

FR6719905 1/2

WARRANTY DEED

GRANTOR, KWAME RAOUL, a married man, (married to Lisa Moore, who joins in the execution of this instrument solely for the purpose of releasing and waiving the right of homestead), of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, in hand paid, **CONVEYS and WARRANTS** unto **GRANTEE, ERIC WILLIAM BALAS and HANNAH ELIZABETH BALAS**, husband and wife, of 1801 South Throop Street, Apt. 301, Chicago, Illinois 60608, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the certain real estate, situated in the County of Cook, in the State of Illinois, more fully described as follows:

UNIT 1-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DREXEL AVENUE AND SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 19688184, IN THE WEST 1/2 OF THE SOUTH WESTERLY 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 855 East Drexel Square, Unit 1B, Chicago, Illinois 60615
Permanent Tax No: 20-11-300-032-1004

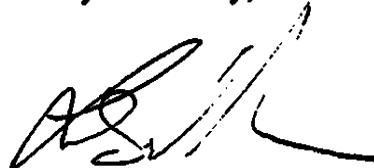
SUBJECT TO covenants, conditions and restrictions of record; the terms and provisions of the condominium declaration, by-laws and rules and regulations and all amendments thereto; public and utility easements, including any easements established by or implied from the condominium declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the governing law; acts done by or suffered through Buyer; all unconfirmed special governmental taxes or assessments; installments of regular monthly condominium assessments not yet due and payable as of the date hereof, and general real estate taxes not yet due and payable as of the date hereof.

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever.

Dated: February 25, 2022



KWAME RAOUL



LISA MOORE, solely for the purpose of
releasing and waiving the right of homestead

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **KWAME RAOUL** and **LISA MOORE**, husband and wife, personally known to me to be the same persons whose names 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 25 day of February, 2022.


 Notary Public

My commission expires 6/13/25.



After recording, mail to:

~~Ms. Elisa M. Allie, Esq.~~
~~Peter J. Latz & Associates, LLC~~
~~104 North Oak Park Avenue, Suite 200~~
~~Oak Park, Illinois 60301~~

Eric Balas + Hannah Balas
 855 E. Drexel Square, Unit 1B
 Chicago, IL 60615

Send Subsequent Tax Bills to:

Eric Balas and Hannah Balas
 855 East Drexel Square, Unit 1B
 Chicago, Illinois 60615

REAL ESTATE TRANSFER TAX		07-Mar-2022
COUNTY:	167.50	
ILLINOIS:	335.00	
TOTAL:	502.50	
20-11-300-032-1004 20220201633026 1-800-886-776		

REAL ESTATE TRANSFER TAX		07-Mar-2022
CHICAGO:	2,912.50	
CTA:	1,806.00	
TOTAL:	3,517.50	
20-11-300-032-1004 20220201633026 1-800-100-432		
* Total does not include any applicable penalty or interest due.		