

1567064 1 & 2 KJTK

UNOFFICIAL COPY

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Doc# 2210347296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2022 03:52 PM Pg: 1 of 3

Dec ID 20220401669791
ST/CO Stamp 1-129-542-544 ST Tax \$699.00 CO Tax \$349.50
City Stamp 0-334-984-080 City Tax: \$7,718.55

Mail to:

Rovana Popoff
1001 E 62nd Street
Chicago IL 60637

Name & Address of Taxpayer:

Rovana Popoff
1001 E 62nd Street
Chicago IL 60637

(Space for Recorder's Use)

THE GRANTOR(S), 1001 1017 EAST 62ND STREET, LLC, an Illinois limited liability company and DEBBIE KOROMPILAS,
a married woman

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in and paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), ROVANA POPOFF, A Single Woman

(Grantee's Address) 5427 S. HYDE PARK BLVD, #3N

of the CITY of CHICAGO, County of COOK State of ILLINOIS

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: 2022 general property taxes, special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; public, private, and utility easements; party wall agreements with neighboring parcels recorded at any time prior to closing; covenants, conditions, agreements, building lines, restrictions and easements of record; applicable building and zoning laws, statutes, ordinances and restrictions; roads and highways; if any; title exceptions pertaining to liens or encumbrances of a definite and ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; matters over which the Title Company is willing to insure, acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; Purchasers mortgage if any.

THIS IS NOT A HOMESTEAD PROPERTY

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

Permanent Index Number(s): 20-14-316-001-0000 20-14-316-003-0000
20-14-316-002-0000 20-14-316-004-0000

Property Address: 1001 E. 62ND STREET, CHICAGO IL 60637

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Dated this 29 day of MARCH, 2022

(Seal)

[Signature]
LEWIS KOROMPILAS, SIGNER
1001-1017 EAST 82ND STREET LLC
(Seal)

(Seal)

[Signature]
DEBBIE KOROMPILAS
(Seal)

(NOTE: Please type or print names below all signatures.)

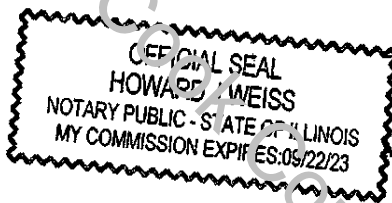
STATE OF ILLINOIS)
COUNTY OF Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
LEWIS KOROMPILAS AND DEBBIE KOROMPILAS

personally known to me to be the same person(s) whose name(s) 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 notarial seal this 29 day of MARCH, 2022.

(Seal)



[Signature]
Notary Public
My commission expires: _____

REAL ESTATE TRANSFER TAX	13-Apr-2022
CHICAGO:	5,242.50
CTA:	2,097.00
TOTAL:	7,339.50 *

20-14-316-001-0000 | 20220401669791 | 0-334-984-080

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

REAL ESTATE TRANSFER TAX	13-Apr-2022
COUNTY:	349.50
ILLINOIS:	699.00
TOTAL:	1,048.50

20-14-316-001-0000 | 20220401669791 | 1-129-542-544

COUNTY OF ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK PANZICA
ATTORNEY AT LAW
5521 N. CUMBERLAND AVE. #1120
CHICAGO IL 60656

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Exhibit A - Legal Description

DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2136357000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 17.84 FEET OF THE WEST 23.34 FEET OF THE NORTH 56.00 FEET OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 1 TO 11 IN BLOCK 10 IN LLOYD'S RESUBDIVISION OF BLOCKS 8, 9, AND THE WEST ½ OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 ½ ACRES THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1001 EAST 62ND STREET, CHICAGO, ILLINOIS.

PINs: 20-14-316-001-0000, 20-14-316-002-0000, 20-14-316-003-0000 and

20-14-316-004-0000

Property of Cook County Clerk's Office