

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
General



Doc# 2220733051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/26/2022 03:21 PM PG: 1 OF 2

1 of 2  
**TRULY**  
TITLE  
22003825-20

Above Space for Recorder's Use Only

THE GRANTORS, FRANK P. BEARDSLEE AND NICOLE J. BEARDSLEE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and WARRANT to ANATOLI F KARAS, *unmarried, of 928 N Wolcott, #3, Chicago, IL 60622* the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 4C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1312 WEST MADISON CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1212531047, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1212531047.


Permanent Index Number (PIN): 17-08-336-045-1010

Address(es) of Real Estate: 1312 W Madison St, Unit 4C, Chicago, IL 60607

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


**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX	26-Jul-2022
 CHICAGO:	6,712.50
CTA:	2,685.00
TOTAL:	9,397.50 *

17-08-336-045-1010 | 20220701687106 | 1-454-529-616

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

REAL ESTATE TRANSFER TAX	26-Jul-2022
 COUNTY:	447.50
ILLINOIS:	895.00
TOTAL:	1,342.50

17-08-336-045-1010 | 20220701687106 | 0-889-953-360

# UNOFFICIAL COPY

Dated this 11th day of July 2022

X [Signature]  
Frank P. Beardslee

X [Signature]  
Nicole J. Beardslee

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 **Frank P. Beardslee and Nicole J. Beardslee**, are  
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 11th day of July 2022.

Commission expires 5/11/2024

[Signature]  
NOTARY PUBLIC



This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:  
Antoni F. Karas  
1312 W Madison St 4C  
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:  
Antoni F. Karas  
1312 W Madison St 4C  
Chicago, IL 60607

OR

Recorder's Office Box No. \_\_\_\_\_