

# UNOFFICIAL COPY

## WARRANTY DEED Illinois

Doc#: 2223033172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/18/2022 01:17 PM Pg: 1 of 3

Dec ID 20220701690741  
ST/CO Stamp 1-387-221-584 ST Tax \$345.00 CO Tax \$172.50

Above Space for Recorder's Use Only

(CT) 2260034106 PK 1 of 2

THE GRANTORS, ANASTASIA STATHIS, a single woman, BOB STATHIS, a single man, and ELENI STATHIS, a widow, of 8300 Callie Avenue, #214, Morton Grove, Illinois 60053, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to QUYEN DANG, a \_\_\_\_\_, of 8300 Callie Avenue, #214, Morton Grove, Illinois 60053, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION

P.I.N.: 10-20-121-045-1237

c/k/a: 8300 Callie Avenue, #214, Morton Grove, Illinois 60053

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

Subject only to: 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; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
NO. 09287 AMOUNT \$ 1035.00 DATE 8/1/22  
ADDRESS 8300 Callie # 214  
(VOID IF DIFFERENT FROM DEED)  
BY K [Signature]

# UNOFFICIAL COPY

Dated this 20 day of July ~~26~~, 2022

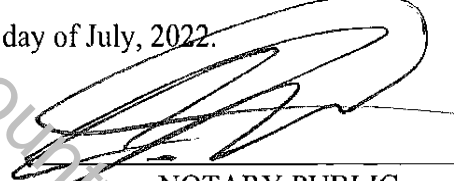
  
\_\_\_\_\_  
ANASTASIA STATHIS (SEAL)

  
\_\_\_\_\_  
BOB STATHIS (SEAL)

  
\_\_\_\_\_  
ELENI STATHIS (SEAL)

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 ANASTASIA STATHIS, BOB STATHIS, and ELENI STATHIS, 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 20<sup>th</sup> day of July, 2022.  
  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_, \_\_\_\_\_

This instrument was prepared by:  
John Mantas, Esq.  
Mantas Law, LLC  
1300 West Higgins Road  
Suite 310  
Park Ridge, Illinois 60068  
Phone: (847) 696-0900



**MAIL TO:**  
Guyen Dang  
8300 Callie Ave #214  
Morton Grove IL 60053

**SEND SUBSEQUENT TAX BILLS TO:**  
\_\_\_\_\_  
→ Same  
\_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT F-214 IN THE WOODLANDS OF MORTON GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN PART OR PARTS OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN NILES TOWNSHIP, COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF LINCOLN AVENUE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00451023 AND AMENDED AND RESTATED AND RENAMED AS THE WOODLANDS OF MORTON GROVE CONDOMINIUM BY DOCUMENT NUMBER 0020639239 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE F-P-67 AND STORAGE SPACE F-S-67 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020639239 AS AMENDED FROM TIME TO TIME.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020639236.