

PT22-89095FA  
1 of 1

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
  
INDIVIDUAL

Doc#. 2303941170 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2023 01:00 PM Pg: 1 of 3

Dec ID 20230201647477  
ST/CO Stamp 1-047-803-728 ST Tax \$620.00 CO Tax \$310.00  
City Stamp 0-884-914-000 City Tax: \$6,510.00

PT No.: PT22-89095 FA

THE GRANTOR(S) **JOHN BALAGURAS** and **BARBARA BALAGURAS**, married to each other, of the City of CHICAGO, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **MICHAEL HIRSCH**, of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: General taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

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

Permanent Real Estate Index Number(s): **14-20-108-042-1004**

Address(es) of Real Estate: **3843 NORTH SOUTHPORT AVENUE, UNIT 4-N  
CHICAGO, ILLINOIS 60613**

Dated this 2nd day of February, 2023

  
\_\_\_\_\_  
JOHN BALAGURAS

  
\_\_\_\_\_  
BARBARA BALAGURAS

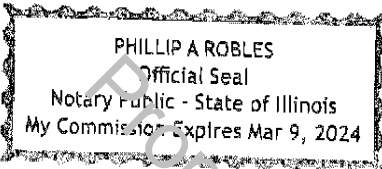
**PROPER TITLE, LLC**

# UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JOHN BALAGURAS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2nd day of Feb, 20 23.

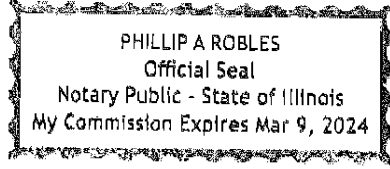


[Signature]  
Notary Public

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BARBARA BALAGURAS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 2nd day of Feb, 20 23.



[Signature]  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:  
Michael Hirsch  
3843 N. Southport Ave., # 4-N  
Chicago, IL 60613

Name and Address of Taxpayer:  
Law Offices of Robin S. King  
265 Eaton St.  
Northfield, IL 60093

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 4N IN THE 3843 NORTH SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34 AND 35 IN BLOCK 4 IN TALBOT'S SUBDIVISION OF BLOCKS 3 AND 4 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00363858 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4N AND STORAGE SPACE S-4N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 00363858.

Property of Cook County Clerk's Office