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THIS DOCUMENT WAS PREPARED
BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
191 N Wacker Dr, Suite 3100
Chicago, Illinois 60606



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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/01/2023 12:36 PM PG: 1 OF 4

Chicago Title

WARRANTY DEED

THIS INDENTURE is made as of this 25TH day of April, 2023 by and between **Joseph Novak, a single man**, of the City of Chicago, State of Illinois ("Grantor"), and **Roumen Balabanov and Antoaneta Balabanov, a married couple, as Joint Tenants with the Right of Survivorship** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

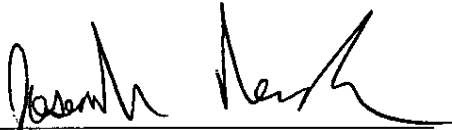
Permanent Real Estate Tax Number: 17-04-208-031-1180

Address of Real Estate: 70 West Burton Place, Unit 1607, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS


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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 29 day of April, 2023.





Joseph Novak

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	27-Apr-2023
	CHICAGO: 2,152.50
	CTA: 861.00
	TOTAL: 3,013.50 *

17-04-208-031-1180 | 20230401605087 | 0-627-145-936
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	26-Apr-2023
 	COUNTY: 143.50
	ILLINOIS: 287.00
	TOTAL: 430.50

17-04-208-031-1180 | 20230401605087 | 1-078-017-232

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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 Joseph Novak, 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 they signed, sealed and delivered this 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.

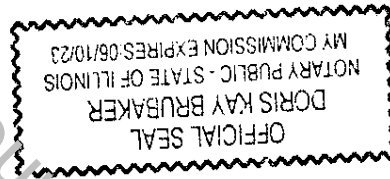
GIVEN under my hand and official seal, this 25th day of April, 2023.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Roumen & Antoaneta Balabanov
1530 N Dearborn Pkwy, Unit 25S
Chicago IL 60610



After Recording Return To:

Roumen & Antoaneta Balabanov
1530 N Dearborn Pkwy, Unit 25S
Chicago IL 60610

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 23GSC907056LT

For APN/Parcel ID(s): 17-04-208-031-1180

UNIT 1607-F IN FAULKNER HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THAT PORTION OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 59.70 FEET OF THE EAST 16.0 FEET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25280760, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.