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Doc# 2318755066 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2023 01:21 PM PG: 1 OF 4

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

**THE GRANTOR, Elpida Properties LLC**, an Illinois Limited Liability Company for **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Natalie Principe and Tom Principe**, wife and husband, of the City of Chicago, State of Illinois, County of Cook, as joint tenants with the right of survivorship 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 and made a part hereof**

**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways.

\*\*\*This is not homestead property

Permanent Real Estate Index Number: 17-04-424-051-1537

Address of Real Estate: 1030 N. State Street, Unit 17L, Chicago IL 60610-2836

Dated this 28th day of June, 2023.

ct# 2365096019CT 10/2/2023

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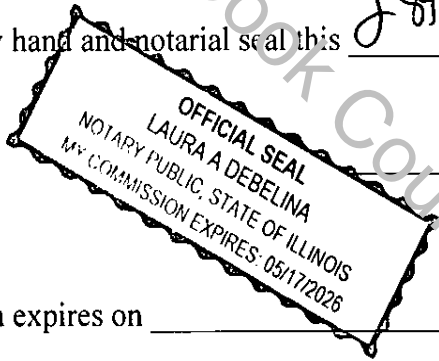


Chris Karabelas, Manager Elpida Properties, LLC

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 Chris Karabelas, Manager of Elpida Properties LLC**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of June, 2023.



\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_, 20 \_\_\_\_.

**Prepared By:**  
Pamela Visvardis  
1030 Higgins, Suite 101  
Park Ridge, IL 60068

**Mail To:**  
JEROME A. ZIENTY, ATTORNEY  
1269 N. WESTRIDGE PL.  
ADDICOM, IL 60101

**Name & Address of Taxpayer:**  
X TOM and or NATALIE PRINZIDE  
1030 N. STATE ST, UNIT 17 L  
CHICAGO, IL 60610-2836

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## EXHIBIT "A"

Order No.: 23GSC996019LT

For APN/Parcel ID(s): 17-04-424-051-1537

PARCEL 1:

UNITS 17- L, IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 12 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, 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 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2:


EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS.

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		<b>COUNTY:</b>	120.00
		<b>ILLINOIS:</b>	240.00
		<b>TOTAL:</b>	360.00
17-04-424-051-1537		20230601659684   0-408-653-520	

<b>REAL ESTATE TRANSFER TAX</b>		05-Jul-2023
	<b>CHICAGO:</b>	
	<b>CTA:</b>	1,800.00
	<b>TOTAL:</b>	720.00
17-04-424-051-1537		20230601659684   0-529-084-112
* Total does not include any applicable penalty or interest due.		