

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY



Doc# 2334510006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2023 10:15 AM PG: 1 OF 4

MAIL TO:

Georgia Loukas Demeros, Esq.  
Thompson Coburn LLP  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603

THE GRANTOR, BASILIOS S. SIANIS, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE GRANTEE, BASILIOS S. SIANIS, not individually, but solely as TRUSTEE OF THE BASILIOS S. SIANIS REVOCABLE TRUST, and his successors in trust, of 653 N. Kingsbury Street, Unit 905, Chicago, Illinois 60654, an undivided one-half (1/2) interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number(s): 17-09-127-045-1018

Common Address of Real Estate: 653 N. Kingsbury Street, Unit 905  
Chicago, Illinois 60654

SUBJECT TO: Covenants, conditions, declarations, and restrictions of record, and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2<sup>nd</sup> installment 2022 and subsequent years.

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

Dated this 20<sup>th</sup> day of November, 2023.

### REAL ESTATE TRANSFER TAX

11-Dec-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-127-045-1018 | 20231201689059 | 0-751-378-480

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

*Bas Sianis*  
OS S. SIANIS

17-09-127-045-1018 | 20231201689059 | 0-069-320-752  
TOTAL: 0.00  
ILLINOIS: 0.00  
COUNTY: 0.00  
11-Dec-2023  
REAL ESTATE TRANSFER TAX



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 905 AND PARKING SPACES 19 AND 103, LIMITED COMMON ELEMENTS, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH ½ BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 031822/049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-09-127/045-1018

Common Address of Real Estate: 653 N. Kingsbury Street, Unit 905  
Chicago, Illinois 60654

31317363

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## STATEMENT BY GRANTOR AND GRANTEE

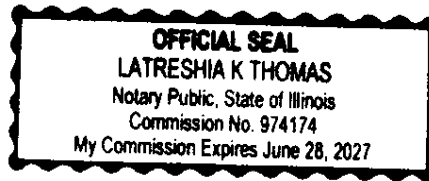
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 20, 2023.

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
This 20<sup>th</sup> day of November, 2023.

Notary Public *[Handwritten Signature]*



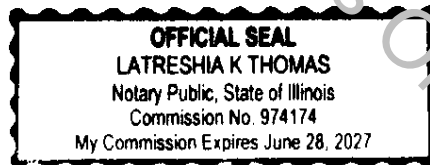
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 20, 2023.

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
This 20<sup>th</sup> day of November, 2023.

Notary Public *[Handwritten Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)