

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2409314129 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 10:24 AM Pg: 1 of 3

Dec ID 20240301658707

ST/Co Stamp 0-946-419-248 ST Tax \$75.00 CO Tax \$37.50

City Stamp 1-843-385-904 City Tax \$787.50

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Paul Travlos, a married man\*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Grandview Homes 1, LLC\*\* of 36W995 Red Gate Road, St. Charles, IL, 60175 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*this is not homestead property

\*\* an Illinois limited liability company

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-24-404-028-1316

Address(es) of Real Estate: 6700 South Crandon Avenue, Unit 6C Chicago Illinois 60649

The date of this deed of conveyance is 03/26/2024.

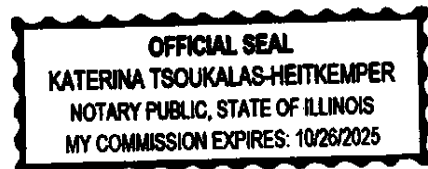
Paul Travlos  
Paul Travlos

State of IL, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Travlos personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 03/26/2024.

111  
FIDELITY NATIONAL TITLE  
SC24003634

Katerina Tsoukalas-Heitkemper  
Notary Public



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 6700 South Crandon Avenue, Unit 6C  
Chicago, Illinois 60649

**Legal Description:**

UNIT 6C IN CONDOMINIUM ON THE LAKE, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND THE EAST 17 FEET OF LOT 2 IN FREDERICK H. BARTLETT'S JACKSON PART SUBDIVISION OF THE EAST 1/2 (EXCEPT THE SOUTH 333 FEET THEREOF) OF THE WEST 1/3 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT 22813859, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:  
Kathy Tsoukalas-Heitkemper  
Tressler LLP  
550 E. Boughton Rd. Suite 250  
Bolingbrook, IL 00000

Send subsequent tax bills to:  
Grandview Homes 1, LLC  
36W995 Red Gate Road St. Charles  
IL 60175

Mail recorded document to:  
~~Grandview Homes 1, LLC~~  
~~36W995 Red Gate Road St. Charles~~  
~~IL 60175~~

Karrsten Goehil  
2000 McDonald rd  
Ste 200  
South Elgin IL  
60177

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX**

02-Apr-2024



<b>COUNTY:</b>	37.50
<b>ILLINOIS:</b>	75.00
<b>TOTAL:</b>	112.50

20-24-404-028-1016

| 20240301658707 | 0-946-419-248

**REAL ESTATE TRANSFER TAX**

02-Apr-2024



<b>CHICAGO:</b>	562.50
<b>CTA:</b>	225.00
<b>TOTAL:</b>	787.50 *

20-24-404-028-1016 | 20240301658707 | 1-843-385-904

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

Property of Cook County Clerk's Office