

UNOFFICIAL COPY

Prepared By:

Jacob B. Handelman
Handelman Law Group
1328 W. Eddy Street
Chicago, IL 60657

Doc#: 2421523058 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/2/2024 2:18 PM Pg: 1 of 2

Doc ID 20240701666093

ST/Co Stamp 1-435-424-560 ST Tax \$410.00 CO Tax \$205.00

City Stamp 0-279-729-968 City Tax \$4,305.00

Mail To:

Thomas Drakontis/Efthymia Saltidou
636 W. Buckingham Place #B
Chicago, IL 60657

WARRANTY DEED

THE GRANTORS, Jacob Leven and Chaya Citrin, married to each other, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT unto the GRANTEES, Thomas Drakontis and Efthymia Saltidou, married to each other, not as tenants in common or as joint tenants, but as tenants by the entirety, residing at 3750 N. Lake Shore Drive, Unit 1604, Chicago, Illinois 60657 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Sarantos

UNIT "B" IN 636 BUCKINGHAM PLACE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 9 IN BLOCK 1 IN CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, A CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 14, 1977 AND KNOWN AS TRUST NUMBER 22341, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23929304, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

Commonly known as: 636 W. Buckingham Place #B, Chicago, Illinois 60657
PIN: 14-21-308-059-1002

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable.

ALL PROPERTY BEING CONVEYED HEREUNDER IS BEING CONVEYED
IN "AS IS" CONDITION.

TO HAVE AND TO HOLD, said premises, not as tenants in common or as joint tenants, but as tenants by the entirety, forever.

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WARRANTY DEED

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Dated this 1st day of August, 2024.

Jacob Leven
Jacob Leven

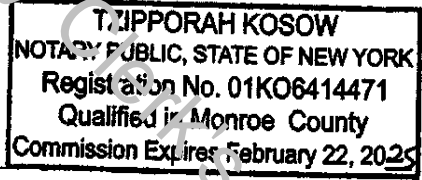
Chaya Citrin
Chaya Citrin

STATE OF New York)
) ss.
COUNTY OF Monroe)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Jacob Leven and Chaya Citrin, married to each other, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead

Given under my hand and official seal, this 30 day of July, 2024.

Thipporah Kosow
Notary Public
My commission expires: 2/22/25



SEND TAX BILLS TO:
Thomas Drakontis/Efthymia Saltidou
636 W. Buckingham Place #B
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		02-Aug-2024
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00
14-21-308-059-1002 20240701666093 1-435-424-560		

REAL ESTATE TRANSFER TAX		02-Aug-2024
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00 *
14-21-308-059-1002 20240701666093 0-279-729-968		
* Total does not include any applicable penalty or interest due.		