

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)



Doc#: 0534918115 Fee: \$32.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/15/2005 04:23 PM Pg: 1 of 5

Prepared by and after recording
return to:

Donald W. Devitt
30 West Monroe Street
Suite 600
Chicago, Illinois 60603

Send Subsequent Tax Bills To:

Emmanuel Panigirakis
California Floor Coverings
2719 North California
Chicago, Illinois 60647

THIS INDENTURE, Made this 1st day of June, 2005, between JOSEPH PANIGIRAKIS (an unmarried man), individually and as partner of Panigirakis Realty Group, an Illinois general partnership, and EMMANUEL PANIGIRAKIS, individually and as partner of Panigirakis Realty Group, an Illinois general partnership of the City of Chicago, in the County of Cook and State of Illinois, parties of the first part, and EMMANUEL PANIGIRAKIS, individually, 6435 Towner Court, Lincolnwood IL 60646, party of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, conveys and quit claims to the party of the second part, the following described Real Estate, to-wit:

See Exhibit A, attached hereto

Subject to: Covenants, conditions and restrictions of record; the property being conveyed hereunder in "as is - where is" condition without warranty, the party of the second part having conducted their own investigation without reliance on representations or warranties of the parties of the first part.

Said property is situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

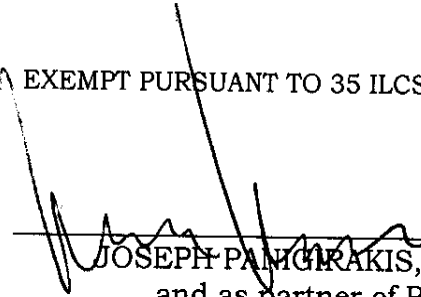
PERMANENT REAL ESTATE INDEX NUMBER: See Attached
ADDRESS OF REAL ESTATE: 2701 - 2747 North California, Chicago IL 60647


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IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals the day and year first above written.

EXEMPT PURSUANT TO 35 ILCS 200/31-45(e)

 [seal]
JOSEPH PANIGIRAKIS, individually
and as partner of PANIGIRAKIS
REALTY GROUP

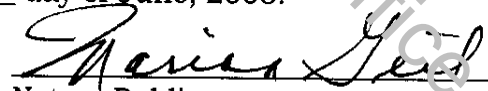
 [seal]
EMMANUEL PANIGIRAKIS individually
and as partner of PANIGIRAKIS
REALTY GROUP

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, MARIAN GEIL, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH PANIGIRAKIS and EMMANUEL PANIGIRAKIS, 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 he signed, sealed and delivered the said instrument as his 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 2nd day of June, 2005.


Notary Public
Commission Expires: _____

Prepared by:

Donald W. Devitt
Scopelitis Garvin Light & Hanson PC
30 West Monroe Street
Suite 600
Chicago, Illinois 60603



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

LOT 25 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-400-018-0000

ADDRESS: 2701 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

PARCEL 2

LOT 26 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-400-017-0000

ADDRESS: 2703 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

PARCEL 3

LOTS 27, 28 AND 29 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 13-25-400-014-0000

13-25-400-015-0000

13-25-400-016-0000

ADDRESS: 2705-2709 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS
60647

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PARCEL 4

LOT 30 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 13-25-400-013-0000

ADDRESS: 2713 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

PARCEL 5

LOT 31 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-400-012-0000

ADDRESS: 2715 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

PARCEL 6

LOTS 32 THROUGH 43 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 13-25-400-043-0000

ADDRESS: 2719-2743 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS
60647

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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 title to real estate under the laws of the State of Illinois.

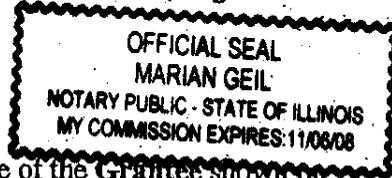
Dated December 13, 2005

Signature: _____

Grantor or Agent

Donald W. Devitt, Agent

Subscribed and sworn to before me
by the said DONALD W. DEVITT
this 13 day of DEC, 2005
Notary Public Marian Geil



The Grantee or his 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.

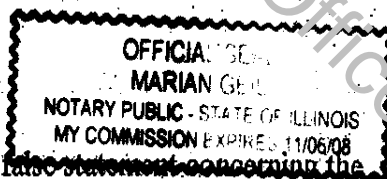
Dated December 13, 2005

Signature: _____

Grantee or Agent

Donald W. Devitt, Agent

Subscribed and sworn to before me
by the said DONALD W. DEVITT
this 13th day of DEC, 2005
Notary Public Marian Geil



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.

(Attached 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.)