

WARRANTY DEED
(INDIVIDUALS TO TRUST)

UNOFFICIAL COPY



Doc#: 0535503084 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/21/2005 03:44 PM Pg: 1 of 3

THE GRANTORS,
John P. Theodoropoulos and Victoria Theodoropoulos,
husband and wife,

of the Village of Norridge, County of Cook,
State of Illinois, for and in consideration of
Ten and no/100 Dollars
and other valuable consideration in hand paid,

CONVEY AND WARRANT their entire interest in the property located at
4432, 4436, 4440 W. Diversey Chicago, Illinois 60639 as follows
Fifty Percent (50%) to the John Theodoropoulos Trust dated November 9, 2005 and
Fifty Percent (50%) to the Victoria Theodoropoulos Trust dated
November 9, 2005, of 4529 N. Osage, Norridge, Illinois 60706.

the following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number(s): 13-27-126-037-0000 and
13-27-126-038-0000 and 13-27-126-039-0000
Address of Real Estate: 4432, 4436 and 4440 W. Diversey
Chicago, IL 60639

Exempt under provisions of Paragraph E
Section 31-45 of the Real Estate Transfer Tax Act

DATED this 9th day of November, 2005

John Theodoropoulos
Date Buyer, Seller, or Representative

John Theodoropoulos (SEAL)
John Theodoropoulos, trustee of the John
Theodoropoulos Trust dated November 9, 2005

Victoria Theodoropoulos (SEAL)
Victoria Theodoropoulos, trustee of the Victoria
Theodoropoulos Trust, dated November 9, 2005

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Theodoropoulos and Victoria Theodoropoulos, personally known to me to be the same persons whose names 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 their uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand this 9th day of November, 2005.

Notary Public



Prepared by : Law Office of John Mantas, P.C., 6601 N. Avondale, Suite 203, Chicago, Illinois 60631

Mail To:

Send Subsequent Tax Bills To:

John Mantas
(Name)

John and Victoria Theodoropoulos
(Name)

6601 N. Avondale, Suite 203
(Address)

4529 N. Osage
(Address)

Chicago, Illinois 60631
(City, State and Zip)

Norridge, Illinois 60706
(City, State and Zip)

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LEGAL DESCRIPTION

LOTS 17, 18 AND 19 IN BLOCK 5 IN PAULINGS BELMONT AVENUE ADDITION TO CHICAGO IN THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-27-126-037-0000, 13-27-126-038-0000 AND 13-27-126-039-0000

Commonly known as: 4432, 4436 and 4440 W. Diversey, Chicago, Illinois 60639

Property of Cook County Clerk's Office

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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: Nov 9, 2005

Signature: *John Mantas*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF Nov. 2005.

Notary Public *John Mantas*



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

Dated: Nov. 9, 2005

Signature: *John Mantas*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF Nov. 2005.

Notary Public *John Mantas*



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 offence and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]