

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0625535006 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 09:29 AM Pg: 1 of 2

Mail to:

KOS
424 PARK
303
RIVER FOREST IL 60187

Name & Address of Taxpayer:

JOHN KOS
CATHERINE KOS
424 PARK #303
RIVER FOREST, IL 60305

(Space for Recorder's Use)

THE GRANTOR(S), ANGELO TSAKOPOULOS by James Kottaras, Attorney in Fact and ELIZABETH TSAKOPOULOS by James Kottaras, Attorney in Fact, husband and wife, Tenants by the Entirety

of the City/Town of RIVER FOREST, County of COOK State of Illinois

for and in consideration of TEN ***** DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), JOHN KOS and CATHERINE KOS, husband and wife, not as tenants in common, but as joint tenants

(Grantee's Address) 424 PARK #303, RIVER FOREST, IL 60305

of the City/Town of RIVER FOREST, County of COOK State of IL

in the form of ownership: not as tenants in common, but as joint tenants

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

UNIT NUMBER 303 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 1, 2 AND 3, IN BLOCK 7, IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A RESUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE, TOGETHER WITH THE EAST 3/5TH OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR RIVER FOREST CONDOMINIUM ASSOCIATION MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 32836, REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1977 AS DOCUMENT LR2990429, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 15-12-114-009-1009

P.N.T.N.

Property Address: 424 PARK #303, RIVER FOREST, IL 60305

UNOFFICIAL COPY

Dated this 23 day of August, 2006

(Seal)

(Seal)

Angelo Tsakopoulos
Elizabeth Tsakopoulos
 _____ (Seal)
 ANGELO TSAKOPOULOS by James Kottaras, Attorney in Fact
 _____ (Seal)
 ELIZABETH TSAKOPOULOS by James Kottaras, Attorney in Fact

(NOTE: Please type or print names below all signatures.)

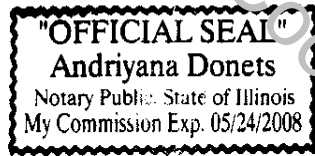
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANGELO TSAKOPOULOS by James Kottaras, Attorney in Fact and ELIZABETH TSAKOPOULOS by James Kottaras, Attorney in Fact

personally known to me to be the same person(s) whose name(s) 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 notarial seal this 23 day of August, 2006 .

(Seal)



Andriyana Donets

 Notary Public
 My commission expires: 05/24/2008

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
 Date 8/22/06 Amt Paid \$223.00
MS

COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
JAMES KOTTARAS
LAW OFFICE OF JAMES KOTTARAS, PC
180 W WASHINGTON, 8TH FLOOR
CHICAGO, IL 60602

or
 Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

STATE TAX

STATE OF ILLINOIS

SEP.-6.06

000026503

REAL ESTATE TRANSFER TAX
00223.00
FP 103021

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

SEP.-6.06

000026503

REAL ESTATE TRANSFER TAX
00111.50
FP 103025

REVENUE STAMP