



PREPARED BY:  
Nikos D. Tsonis  
127 W. Maple Street, Unit 2  
Chicago, IL 60610

Doc#: 0828003070 Fee: \$68.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2008 02:51 PM Pg: 1 of 4

WARRANTY DEED  
Statutory (Illinois)

THE GRANTOR, EQUITY TRUST CUSTODIAN F/B/O NIKOS TSONIS IRA, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to EQUITY TRUST COMPANY CUSTODIAN F/B/O NIKOS TSONIS IRA, 90%, UNDIVIDED INTEREST and GEORGE D. TSONIS, 10%, UNDIVIDED INTEREST, all right, title and interest in the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT 3 IN BLOCK 3 IN PUTNAM'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 23 ACRES THEREOF) IN COOK COUNTY, ILLINOIS. SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.

Permanent Real Estate Index Number: 20-09-317-026-0000  
Property Address: 5306 S. Union Avenue, Chicago, Illinois 60609

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR 4, AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX

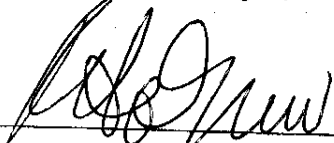
Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Subject, however, to the general taxes not yet due and payable, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this \_\_\_th day of August, 2008.

  
\_\_\_\_\_  
Rita Grasso  
Corporate Alternate Signer

SP  
EV  
P4  
SY  
M  
M

# UNOFFICIAL COPY

STATE OF ILLINOIS ) Ohio  
COUNTY OF COOK ) Waukegan

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Rita Grasso, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/it signed, sealed and delivered the said instrument, as his/her/its 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 29 day of August, 2008.

Shannon Page  
(Notary Public)

**MAIL TAX BILL TO:**  
Nikos D. Tsonis  
127 W. Maple Street, Unit 2  
Chicago, IL 60610

~~**MAIL RECORDED DEED TO:**~~  
Nikos D. Tsonis  
127 W. Maple Street, Unit 2  
Chicago, IL 60610

RETURN TO:  
SECURITY FIRST TITLE  
205 W. STEPHENSON  
FREEPORT, IL 61032

94877CK

Office

# UNOFFICIAL COPY

## 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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: \_\_\_\_\_, 2008

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribe and sworn to before  
Me by the said \_\_\_\_\_  
This \_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public \_\_\_\_\_

The Grantee 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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 7<sup>th</sup>, 2008

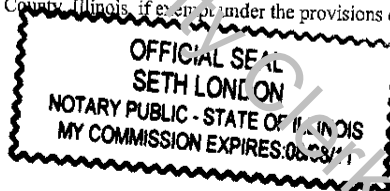
Signature: [Handwritten Signature]  
Grantee or Agent

Subscribe and sworn to before  
Me by the said \_\_\_\_\_  
This 7<sup>th</sup> day of August, 2008.

Notary Public [Handwritten Signature]

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 AB1 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## 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, 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 Oct. 2 2008

Signature Noreen Fanning  
Grantor or Agent

Subscribed and sworn to before  
me by the said  
this 2 day of Oct 2008.  
Notary Public Lisa M. Miller



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

Dated \_\_\_\_\_ 2008

Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
me by the said  
this \_\_\_\_\_ day of \_\_\_\_\_ 2008  
Notary Public \_\_\_\_\_

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.

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