QUITCLAIM DEED

UNOFFICIAL COPY

THIS INDENTURE, Made between Anargyros Floros and Sofia Floros, of Cook County, Illinois (**Grantors**) and:

Ioanna Floros, a single woman, of Chicago, Illinois; and

Eleni Hountalas, married to Spiro Hountalas, of Naperville, Illinois

(Collectively "Grantee")

as tenants in common and not as joint tenants with rights of survivorship and not as tenants by the entirely WITH QUITCLAIM COVENANTS the land with the buildings thereon:



Doc#: 0903431134 Fee: \$44.25 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/03/2009 04:07 PM Pg: 1 of 4

WITNESSETH,

The Grantors for and in consideration of the sum of Ten and No/100 Dollars, and for other good and valuable consideration in hand paid, do hereby convey, quitelaim and grant unto the Grantee the following described Real Estate to-wit:

SEE ATTACHED

Reserving to the Grantors, Anargyros Floros and Sofia Floros, however, a life estate in the above said premises during the remainder of their lifetimes, during which time the said Anargyros Floros and Sofia Floros shall have the exclusive right to occupy the premises, to lease, let or license the same, and shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During said Anargyros Floros' and Sofia Floros' lifetimes, they shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon.

Reserving also to Anargyros Floros and Sofia Floros the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of their heirs in such proportions, outright or upon such trusts, terms, and conditions as Anargyros Floros and Sofia Floros may specify by their last Will or Codicil making specific reference hereto. Failure to record notice of any such exercise of the power in the Cook County Recorder of Deeds within sixty (60) days of the last to die of Anargyros Floros and Sofia Floros shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Cook County Recorder of Deeds. Any exercise or release of the foregoing powers may be made by Anargyros Floros' and Sofia Floros' attorney-in-fact acting under a durable power of attorney.

Subject to: (a) general real estate taxes not due and payable as of the date of the instrument; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage pitches, feeders, laterals and drain tile, pipe or other conduit.

Grantors, individually, hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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LEGAL DESCRIPTION

The East 20 feet of Lot 64 and the West 10 feet of Lot 65 in Block 1 in Zero Park, being Zero Marx's Subdivision of Blocks 1, 2, 3, and 4 in S. H. Kerfoot's Resubdivision of Lots 1 to 20 both inclusive, in Louis E Henry's Subdivision of the Southwest ¼ of the North West ¼ of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in, Cook County, Illinois.

PIN 14-08-116-034-0500, Vol. 477

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Permanent Real Estate Index Number: FICIAL 3 COP, You 1 477

Addresses of Real Estate: 1424 West Summerdale, Chicago, Illinois, 60640 This transaction is exempt under paragraph (e) of 35 ILCS 200/31-45. IN WITNESS WHEREOF, the Grantors, hereunto sets hand and seal this Haday of November, 2008. State of Illinois County of Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anargyros Floros and Sofia Floros, personally mown to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me that day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntar, act, for the uses and purposes therein set forth. Given under my hand and official seal, this 7th day of November, 2008



Notary Public

This instrument was prepared by John F. Argoudelis, Law Offices of John F. Argoudelis, 15133 South Route 59, Plainfield, Illinois, 60544

Mail to:

John F. Argoudelis Law Offices of John F. Argoudelis 15133 South Route 59

Plainfield, Illinois 60544

Tax Bills To: Anargyros Floros

1424 West Summerdale Chicago, Illinois 60640

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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 ___

	Signature:
4	Grantor or Agent
Subscribed and sworn to before me	
By the said agent - John E Argon	de l'S "OFFICIAL SEAL"
Inis, day of November on York	NOTARY EMICHELLE R DANAJKA
Notary Public Wichelle R. Wanz Ka	STATE OF COMMISSION EXPIRES 06/01/10
The grantee or his ogent officers at the	
The grantee or his agent affirms and verifies has assignment of beneficial interest in a land trust is	t the name of the grantee shown on the deed or
foreign corporation authorized to do business or	ettier a natural person, an Illinois corporation or
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Date//- 7 20 0 8	
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8:~	To the second se
dig	nature:
	Grantee of Agent
Subscribed and sworn to before me	
By the said agent - John F. Argoudelis	"OFFICIAL SEAL"
This 74h, day of November 2008. Notary Public Wicke (le 8 h regate	TO PUBLIC FAMICHELLE D DANIAINA
Holary Fublic Michelle R. h knay Ko	STATE OF COMMISSION EXPIRES 06/01/10
Note: Any person who knowingly submits a fall-	
Note: Any person who knowingly submits a false sta	mement concerning the identity of a Grantee shall

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)