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Cook County Recorder 25.50

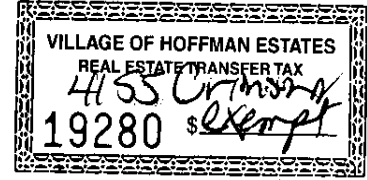
**WARRANTY DEED**  
**JOINT TENANCY**

Statutory (ILLINOIS)  
(Individual to Individual)



MAIL TO:

Craig S. Krandel  
Weisz & Michling  
2030 N. Seminary Avenue  
Woodstock, IL 60098



NAME & ADDRESS OF TAXPAYER:

Peter J. Spiro and Dana E. Spiro  
4155 Crimson Drive  
Hoffman Estates, IL 60195

THE GRANTORS, ANGELO S. REGOPOULOS, as Trustee of the ANGELO S. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998, and DESPINA A. REGOPOULOS, as Trustee of the DESPINA A. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998, of the City of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO ANGELO S. REGOPOULOS, as Trustee of the ANGELO S. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998, and DESPINA A. REGOPOULOS, as Trustee of the DESPINA A. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998, PETER J. SPIRO and DANA E. SPIRO, husband and wife, as JOINT TENANTS, with rights of survivorship, and not as Tenants in Common, or as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 19 Block 20 Poplar Hills Unit Four, being a Subdivision of part of the South East 1/4 of Section 24, Township 42 North, Range 09, and a part of the South West 1/4 of Section 19, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, on March 10, 1978 as Document Number 24358401.

Permanent Property Index Number: 02-19-327-019

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois\* TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Handwritten initials/signature

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, general taxes for the year 1998 and subsequent years.

Property Address: 4155 Crimson Drive, Hoffman Estates, Illinois 60195

DATED this 15th day of January, 1999.

Angelo S. Regopoulos
ANGELO S. REGOPOULOS, as Trustee of the
ANGELO S. REGOPOULOS LIVING TRUST,
Trust Dated January 26, 1998

Despina A. Regopoulos
DESPINA A. REGOPOULOS, as Trustee of the
DESPINA A. REGOPOULOS LIVING TRUST,
Trust Dated January 26, 1998

STATE OF ILLINOIS )
) SS.
COUNTY OF McHENRY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANGELO S. REGOPOULOS, as Trustee of the ANGELO S. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998 and DESPINA A. REGOPOULOS, as Trustee of the DESPINA A. REGOPOULOS LIVING TRUST, Trust Dated January 26, 1998, 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 acknowledge that they signed, sealed and delivered the said instrument as 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 15th day of January, 1999.



NOTARY PUBLIC

My commission expires on Sep. 15 2001

NAME AND ADDRESS OF PREPARER:

CRAIG S. KRANDEL
WEISZ & MICHLING
2030 N. Seminary Avenue (Rt.47)
Woodstock, IL 60098
(815)338-3838

GRANTEE'S ADDRESS:

Peter J. Spiro and Dana E. Spiro
1006 N. Plum Grove Road, Unit 301
Schaumburg, IL 60173

McHENRY COUNTY - ILLINOIS TRANSFER STAMP
COOK

Exempt Under Provisions of Paragraph e,
Section 4, Real Estate Transfer Act.

Dated: Nov. 1, 1999

[Signature]
Seller or Representative

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, 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 November 1, \_\_\_\_\_, 19 99

Signature: *C. S. Krandel*  
Grantor or Agent

Subscribed and sworn to before me by the said Craig S. Krandel this 1st day of November, 19 99.



Notary Public *Cheryl L. Michling*

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 November 1, \_\_\_\_\_, 19 99

Signature: *C. S. Krandel*  
Grantor or Agent

Subscribed and sworn to before me by the said Craig S. Krandel this 1st day of November, 19 99.



Notary Public *Cheryl L. Michling*

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 the Illinois Real Estate Transfer Tax Act.)