

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 0909334059 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2009 11:01 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S) Theodoros Tzortzis, a widower, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Theodoros Tzortzis, Helen Vitogiannis, and John Tzortzis, not as tenants in common, but as **joint tenants with the right of survivorship**, all right, title, and interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LEGAL DESCRIPTION:

LOT 24 IN BLOCK 3 IN BUTLER'S ELSTON AND JEFFERSON AVENUES SUBDIVISION OF THE EAST 9 CHAINS SOUTH OF THE CENTER LINE OF ELSTON ROAD OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(E) (REAL ESTATE TRANSFER LAW)

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

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-09-415-022-0000
Address(es) of Real Estate: 4846 W. Argyle, Chicago, Illinois 60630

Dated this 6th day of October, 20 08

Theodoros Tzortzis
Theodoros Tzortzis

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 93-0-27 par. _____
Date 4/3/09 Sign. [Signature]

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Theodoros Tzortzis personally known to me to be the same person(s) whose name(s) are 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 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 6th day of October, 20 08.



[Signature] (Notary Public)

Prepared by:
Tom Loukas, Esq.
Loukas Law LLC
4061 North Milwaukee
Chicago, Illinois 60641

After Recording Mail To:
Theodoros Tzortzis
4846 W. Argyle
Chicago, Illinois 60630

Name and Address of Taxpayer:
Theodoros Tzortzis
4846 W. Argyle
Chicago, Illinois 60630

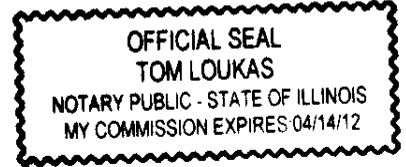
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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 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: 10-7-08 Signature: Theodoros Tzortzis
Theodoros Tzortzis

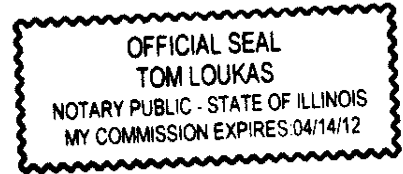


Subscribed and sworn to before me this 7 day of October, 2008.

[Signature]
Notary Public

The grantee or grantee's agent affirms that, to the best of his or her 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 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: 10-7-08 Signature: Theodoros Tzortzis
Theodoros Tzortzis

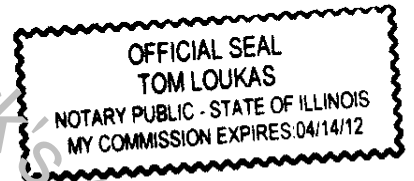


Subscribed and sworn to before me this 7th day of October, 2008.

[Signature]
Notary Public

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Dated: 10-7-2008 Signature: Helen Vitogiannis
Helen Vitogiannis

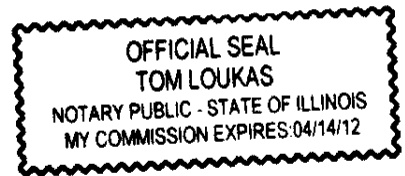


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[Signature]
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Dated: 10-7-2008 Signature: John Tzortzis
John Tzortzis



Subscribed and sworn to before me this 7th day of October, 2008.

[Signature]
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 Lake County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)