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1215245055

Prepared By:  
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Phone: 702-736-6400

Doc#: 1215245055 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2012 01:59 PM Pg: 1 of 6

~~After Recording Mail To:~~  
Theodore Konstantellos  
2738 West Balmoral Avenue  
Chicago, Illinois 60625

Mail Tax Statement To:  
Theodore Konstantellos  
2738 West Balmoral Avenue  
Chicago, Illinois 60625

SPACE ABOVE THIS LINE FOR RECORDER'S USE

W 13090903 AF

**QUITCLAIM DEED**  
TITLE OF DOCUMENT

The Grantor(s) Theodore Konstantellos, a married man who acquired title as an unmarried man and joined by his spouse Vicky Konstantellos, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and quit claim(s) to Theodore Konstantellos, a married man, whose address is 2738 West Balmoral Avenue, Chicago, Illinois 60625, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 1 IN THE 2738 WEST BALMORAL AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOT 953 (EXCEPT THE WEST 10 FEET THEREOF) AND LOT 954 (EXCEPT THE EAST 10 FEET THEREOF) IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF ADDITION NO. 3, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 AND PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25 534 526; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Site Address: 2738 West Balmoral Avenue, Chicago, Illinois 60625

Permanent Index Number: 13-12-213-069-0000

Prior Recorded Doc. Ref.: Deed: Recorded: 6/5/84; Book \_\_\_\_\_; Page \_\_\_\_\_, Doc. No. 27114930

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

Recording requested by: LSI  
When recorded return to :  
Custom Recording Solutions  
5 Peters Canyon Road Suite 200  
Irvine, CA 92606 W 13090903  
800-756-3524 Ext. 5011

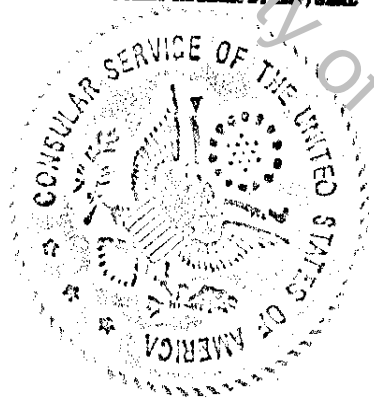
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Dated this 13th day of January, 2012.

Theodore Konstantellos Vicky Konstantellos  
~~Theodore Konstantellos~~ THEODORE KONSTANTELLOS ~~Vicky Konstantellos~~  
 TR REPUBLIC OF GREECE ) Vassilia  
 STATE OF PROVINCE OF ATTICA )  
 CITY OF ATHENS ) ss: )  
 COUNTY OF EMBASSY OF THE )  
 UNITED STATES OF AMERICA )

The foregoing instrument was acknowledged before me this 13th day of January, 2012 by Theodore Konstantellos and Vicky Konstantellos.

NOTARY RUBBER STAMP/SEAL



Vincent Moore  
 NOTARY PUBLIC  
 Vice Consul of the  
 United States of America  
 PRINTED NAME OF NOTARY  
 MY Commission Expires: 11/13/2014

AFFIX TRANSFER TAX STAMP OR	
Exempt under Real Estate Transfer Tax Law 35 ILCS 2003-45 sub par. <u>c</u> and Cook County Ord. 93-0-27 par. 4.	
<u>1/13/12</u>	<u>AA</u>
Date	Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Ck,

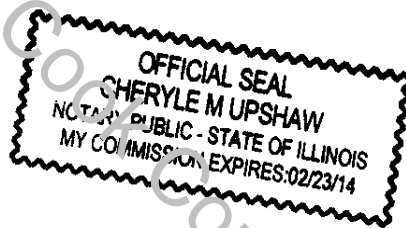
STATE OF ILLINOIS, COOK County ss:

I, Cheryl M Upshaw, a Notary Public in and for said county and state do hereby certify that Theodore Konstantellos, 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 and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of JANUARY 2012

My Commission Expires: 02-23-2014

Cheryl M Upshaw  
Notary Public



Property of Cook County Clerk's Office

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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 1/13, 2012

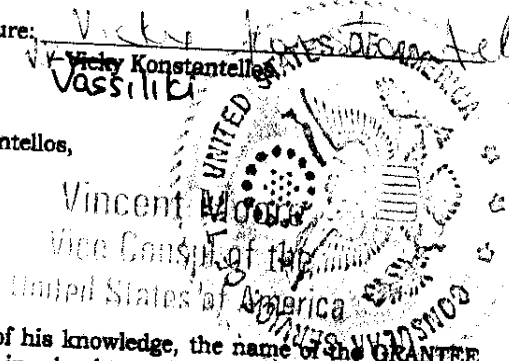
REPUBLIC OF GREECE )  
PROVINCE OF ATTICA )  
CITY OF ATHENS )  
EMBASSY OF THE )

Signature: Theodore Konstantellos  
Theodore Konstantellos

SS: Signature: Vicky Konstantellos  
Vicky Konstantellos

Subscribed and sworn to before me by the said Theodore Konstantellos and Vicky Konstantellos, this 13th day of January, 2012.

Notary Public: [Signature]



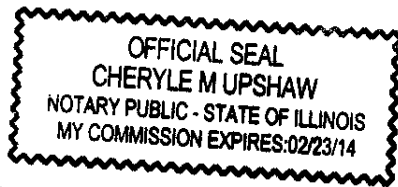
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-17, 2012

Signature: Theodore Konstantellos  
Theodore Konstantellos, a married man

Subscribed and sworn to before me by the said, Theodore Konstantellos, this 17 day of January, 2012.

Notary Public: Cheryl M. Upshaw



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.)

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## AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois  
COUNTY OF Cook ss

Theodore Konstantellos, being duly sworn on oath, states that he/she resides at 2738 West Balmoral Avenue, Chicago, Illinois 60625 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

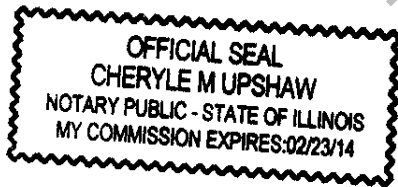
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Theodore Konstantellos  
Theodore Konstantellos

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of JANUARY 2012 Theodore Konstantellos.

Cheryl M Upshaw  
Notary Public  
My commission expires: 02-23-14



# UNOFFICIAL COPY

Loan # : 35111040435

## Exhibit A

### LEGAL DESCRIPTION

The following described property:

Situated Cook County, Illinois, to-wit:

Unit No. 1 in the 2778 West Balmoral Avenue Condominium, as delineated on a survey of the following described real estate Lot 953 (except the West 10 feet thereof) and Lot 954 (except the East 10 feet thereof) in William H. Britigan's Budlong Woods Golf Addition No. 3, a Subdivision of the North West 1/4 of the North East 1/4 and part of the North 1/2 of the West 1/2 of the East 1/2 of the North East 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian; which survey is attached as exhibit 'A' to the Declaration of Condominium recorded as Document 25 534 526; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Assessor's Parcel No: 13-12-213-069-0000

Property of Cook County Clerk's Office