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THIS INSTRUMENT PREPARED BY:

Jason J. DeJonker, Esq. Seyfarth Shaw LLP 131 South Dearborn, Suite 2400 Chicago, Illinois 60603

AFTER RECORDING RETURN TO AND SEND SUBSEQUENT TAX BILLS TO:

Niko Drakoulis 2415 Pine Azerue Arlington Heights, Illinois 60004 Doc#: 1231431057 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 11/09/2012 12:44 PM Pg: 1 of 3

This space reserved for Recorder's use only.

WARRANTY DEED

The GRANTORS, NIKO PRAKOULIS and VIRA DRAKOULIS, of 2415 Pine Avenue, Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to NIKO DRAKOULIS and VIRA DRAKOULIS, husband and wife, GRANTEES, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 38 IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEFT OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, "GWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Permanent index number:

03-17-104-001

Commonly known as:

2415 Pine Avenue, Arlington Heights, Illinoi: 60)05-2546

Subject to: General real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, and acts done or suffered through or by Grantees.

Exempt from Transfer Tax under the provisions of the Real Estate Transfer Tax Law of Illinois [35 ILCS 200/31-45(e)]

Dated this $3\tilde{\sigma}^{\prime\prime}$ day of October, 2012

Niko Drakoulis

Vira Drakoutis

Box 400-CTCC

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State of Illinois)) ss		
County of Cook)		
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Niko Drakoulis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.		
Given under my hand and official seal, this 3th day of October, 2012.		
OFFICIAL SEAL DANIELA D. MUCIACCI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1.30 2016 NOTARY PUBLIC		
My commission expires: 1-30-2016		
State of Illinois)) ss County of Cook)		
I, the undersigned, a Notary Public in and for said Courty, in the State of Illinois, DO HEREBY CERTIFY that Vira Drakoulis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.		
Given under my hand and official seal, this <u>30</u> day of October, 2012.		
OFFICIAL DANIELA D. MUCIACCI MOTARY PUBLIC, STATE OF ILLINO'S NOTARY PUBLIC NOTARY PUBLIC		
My commission expires: 1-30-2016		

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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 Nov. 3 + 1 , 20 12	Signature: Ma Markov Signature: Grantor or Agent
Subscribed and sworn to before man By the said Grantor This 5, day of Dou .20 12 Notary Public Doubles agent affirms and verifies the	OFFICIAL SEAL DANIELA D. MUCIACCI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-30-2016 That the name of the grantee shown on the deed or
assignment of beneficial interest in a land trust in foreign corporation authorized to do business or partnership authorized to do business or acquire a	s either a natural person, an Illinois corporation or accure and hold title to real estate in Illinois, a and hold title to real estate in Illinois or other entity ess or acquire title to real estate under the laws of the
Date <u>NOV. 5 th</u> , 2012	ignature: Grantie o: Agent
Subscribed and sworn to before me By the said Grantee This 5, day of Nov , 20 12 Notary Public Della Recycles to the said t	OFFICIAL SEAL DANIELA D. MUCIACCI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-30-2016 Statement 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.)