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Quit Claim Deed TENANCY IN COMMON Statutory (ILLINOIS)



Doc#: 1402150026 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/21/2014 09:51 AM Pg: 1 of 4

GRANTORS. DIMITRIOS SARANTOPOULOS, married **DIONISIA** SARANTOPOULOS, 564 Applegate Lane, Lake Zurich, Illinois 60047, and PETER SARANTOPOULOS, married to GEORGIA SARANTOPOUOLOS, of 869 Ellis Street, Palatine, Illinois 60010 for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and QUIT AN UNDIVIDED FIFTY (50%) PERCENT INTEREST TO DIMITRIOS SARANTOPOULOS, AS TRUSTED OF THE DIMITRIOS SARANTOPOULOS TRUST DATED DECEMBER 11, 2013 of 564 Applegate Lane, Lake Zurich, Illinois 60047 and AN UNDIVIDED FIFTY (50%) PERCENT INTEREST TO PANOS I. SARANTOPOULOS, AS TRUSTEE OF THE PANOS I. SARANTOPOULOS TRUST DATED DECEMBER 12, 2013, of 869 Ellis Street, Palatine, Illinois 60010, as tenants in common, in the following described Real Estate situated in Cook County, Illinois, commonly known and legally described as:

SEE ATTACHED LEGAL DESCRIPTION

***THIS IS NOT HOMESTEAD PROPER TY ***

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORDINANCE 93-0 28 PAR 4.

12/12/13 Data

Date

Buyer, Seller or Representative

PROPERTY KNOWN AS: 1100 Randville Dr., Unit 109, Palatine, Illinois 60074

PIN NO.: 02-12-100-030-1010

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Dated this 12 th day of December, 2013	\cap
DIMITED SARANTED	Ry / cr
DIMITRIOS SARANTOPOULOS	PETER SARANTOPOULOS
STATE OF ILLINOIS)	
COUNTY OF COOK)	
The undersigned a Notary Bublic in and Constitution	

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY THAT DIMITRIOS SARANTOPOULOS, married to DIONISIA SARANTOPOULOS, and PETER SARANTOPOULOS, married to GEORGIA SARANTOPOULOS, personally known to me to be the same persons wackenames 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.

Given under my hand and official sear, this 12th day of December, 2013.

NOTARY PUBLIC

Commission expires _______, _____

OFFICIAL SEAL STACEY J MILES NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/23/14

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

John N. Skoubis, Esq. Skoubis Mantas, LLC 1300 W. Higgins Rd., Ste 209 Park Ridge, Illinois 60068

Palatine Inn Restaurant 95 W. Northwest Highway Palatine, Illinois 60067

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EXHIBIT A LEGAL DESCRIPTION

ADDRESS: 1100 RANDVILLE DR., UNIT 109, PALATINE, IL 60074

PIN: 02-12-100-030-1010

UNIT 109 IN THE RANDVILLE CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP PAGISTERED ON THE 20TH DAY OF MARCH, 1975 AS DOCUMENT NUMBER 2799479, TOGETHER WITH AN UNDIVIDED 1,4840 PERCENT INTEREST (EXCEPT THE UNITED BELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 12, THENCE NORTHWARD ALONG THE EAST LINE OF THE SAID NORTH VENT 1/4 NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 40,00 FEET; THENCE NORTH 31 DEGREES 20 MINUTES 47 SECONDS WES FA DISTANCE OF 116.22 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 59 SECONDS EVEST, A DISTANCE OF 118.82 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS, WEST, A DISTANCE OF 362.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 196.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.0 FLET: THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.68 FEFT; THENCE NORTH 44 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 72.52 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.18 FEET; THENCE NORTH 36 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 88.99 FEET TO A POINT ON THE CENTERLINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, BEING A CURVED LINE, CONVEXED TO THE SOUTHWEST, OF 2546.88 FEET INDADIUS, HAVING A CHORD LENGTH OF 294.81 FEET ON A BEARING OF NORTH 49 DEGREES 43 MINUTES 3 SECONDS WEST, FOR AN ARC LENGTH OF 294.97 FEET TO A POINT OF TANGENCY: PHENCE CONTINUING ALONG THE SAID CENTERLINE NORTH 46 DEGREES 24 MINUTES 09 SECONDS WEST, A DISTANCE OF 89.03 FEET; THENCE SOUTH 43 DEGREES 35 MINUTES 51 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARD ALONG A CURVED LINE CONVEXED TO THE SOUTHEAST 230.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 226.01 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 225.84 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 207.47 FEET; THENCE SOUTH 46 DEGREES 24 MINUTES 09 SECONDS EAST, A DISTANCE OF 102.40 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST; A DISTANCE OF 125.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.43 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THE MOST SOUTHERLY 36 FEET THEREOF, AND CONTAINING 4.933 ACRES IN COOK COUNTY, ILLINOIS

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 12, 2013

Signature:

Tantor or Agent

Subscribed and sworn to before me by the said Crantor this 12th day of December, 2013

Notary Public

OFFICIAL SEAL STACEY J MILES RY PUBLIC - STATE OF ILLINOIS

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a and trust 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 12, 2013

Signature:

Or n se or Agent

Subscribed and sworn to before me by the said Grantee this 12th day of December, 2013

Notary Public

OFFICIAL SEAL STACEY J MILES

NOTARY PUBLIC - STATE OF ILLINGS MY COMMISSION EXPIDED AND SERVICE

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.

(Attached 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.)