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QUIT CLAIM DEED (Individual to Individual)

Doc#: 1509849003 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 09:25 AM Pg: 1 of 5

The Grantor, Teodor Chadzichristos, of the City Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby Conveys and Quit Claims unto the Grantee, Theodore Christopher Chadzichristos, the following described real estate situated in the City of Palatine, County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

Permanent Index Number:

02-01-307-026

Commonly Known As:

812 East Capri Drive
Palatine, IL 60074

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 16th Day of March, 2015.


Teodor Chadzichristos (Seal)

Dated this 16th Day of March, 2015

THIS TRANSFER IS EXEMPT
UNDER THE PROVISIONS OF
PARAGRAPH E
SECTION 4 OF THE REAL
ESTATE TRANSFER TAX ACT.

J.P. - 3/16/15

FOX TITLE COMPANY
423 S SECOND ST
ST CHARLES, IL 60174

65998(2)

564

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State of Illinois)
County of Kane)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Theodor Chadzichristos is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th Day of March, 2015.

My Commission expires 4/23/17

Notary Public

This instrument was prepared by:

Thomas J. Rigby, Esq.
423 South Second Street
Saint Charles, IL 60174



MAIL TO:

Theodore C. Chadzichristos

812 East Capri Drive

Palatine, IL 60074

SEND SUBSEQUENT TAX BILLS TO:

Theodore C. Chadzichristos

812 East Capri Drive

Palatine, IL 60074

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Legal Description

That part of Lot 1 in Capri Gardens, beginning at a point on Southeasterly line of Lot 1, 167.97 feet Southwesterly of Southeasterly corner of said Lot 1; thence Southwesterly along said Southeasterly line to a point 164 feet Northeasterly of Southwesterly corner, thence Northwesterly along a line said line being drawn to a point on Northwesterly line of Lot 1, 182 feet Northeasterly of Northwesterly corner therefore, a distance of 116 feet; thence Northeasterly and parallel with Southeasterly line of Lot 1 to a line which is 167.97 feet Southwesterly of and parallel with Northeasterly line of Lot 1; thence Southeasterly along said last described line to point of beginning, in Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, all in Cook County, Illinois.

Property of Cook County Clerk's Office

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

COUNTY OF Cook } SS.

Thomas J. Rigby, Esq. being duly sworn on oath, states that he resides at 423 South Second Street, Saint Charles, IL 60174. 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 parcels 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 easement 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.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

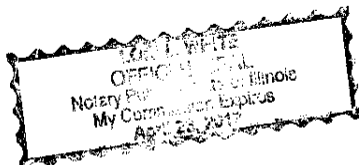
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

X [Signature]

SUBSCRIBED AND SWORN to before me

This 16th day of March, 2015.

[Signature]
Notary Public



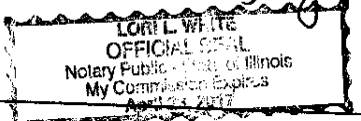
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STATEMENT BY GRANTOR AND GRANTEE

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 March 16, 2015 Signature: [Signature]
Grantor or Agent

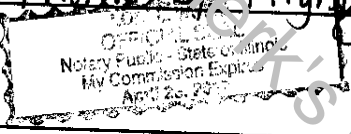
Subscribed and sworn to before me and by the said Thomas J. Rigby
This 16th day of March, 2015.

Notary Public: [Signature]


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 March 16, 2015 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Thomas J. Rigby
This 16th day of March, 2015.

Notary Public: [Signature]


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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).