

# UNOFFICIAL COPY

**PREPARED BY:**

Michael T. Fakaros  
Michael T. Fakaros, P.C.  
225 W. Washington Street, Suite 2200  
Chicago, Illinois 60606

**MAIL TAX BILL TO:**

Jeffrey Georgoulis  
2714 N. Ridge Avenue  
Arlington Heights, Illinois 60004

**MAIL RECORDED DEED TO:**

Michael T. Fakaros  
Michael T. Fakaros, P.C.  
225 W. Washington Street, Suite 2200  
Chicago, Illinois 60606



Doc#: 1514716102 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/27/2015 05:05 PM Pg: 1 of 2

## QUITCLAIM DEED

### Statutory (Illinois)

THE GRANTOR(S), 828 N. HARDING, LLC, a dissolved Illinois limited liability company, of 415 W. Haven Drive, Arlington Heights, Illinois 60005, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to JEFFREY GEORGOULIS, married to MARY GEORGOULIS, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

The South 15 feet of Lot 12 and the North 15 feet of Lot 13 in Block 7 in Thomas J. Diven's Subdivision of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 and the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-02-325-030-0000  
Property Address: 828 N. Harding, Chicago, Illinois 60631

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 22nd day of May, 2015

By: Dawn Checchin  
Dawn Checchin, President of Win-Win Management Company, Inc.,  
as sole member of 828 N. Harding, LLC

STATE OF ILLINOIS )  
)SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAWN CHECCHIN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 22nd Day of May, 2015



Shana J. Ritter  
Notary Public


My commission expires: 9.20.15


Exempt under the provisions of paragraph e

Signature of Seller, Buyer, or Attorney: Michael T. Fakaros

ATG FORM 4068-R  
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FOR USE IN: ALL STATES  
Page 1 of 1

REAL ESTATE TRANSFER TAX	27-May-2015
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	27-May-2015
 COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-02-325-030-0000 | 20150501690554 | 1-934-712-192

16-02-325-030-0000 | 20150501690554 | 1-900-604-800

SM

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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 May 22, 2015

Signature: *Dawn Checchin*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor, Dawn Checchin  
This 22nd day of May, 2015  
Notary Public Shana J Ritter



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 title to real estate under the laws of the State of Illinois.

Date May 22, 2015

Signature: *Michael T. Fikans*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee Agent - Michael T. Fikans  
This 22nd day of May, 2015  
Notary Public Shana J Ritter



**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.)