

# UNOFFICIAL COPY



Doc#: 1535656160 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2015 03:06 PM Pg: 1 of 4

This Document was prepared by:

Steven Nikolidakis  
22-03 76th Street Apt. A3  
E. Elmhurst, New York 11370  
Phone: (646) 330-3852

Mail Deed and Tax Statement To:

Steven Nikolidakis  
5343 N. Delphia Ave Apt. 344  
Chicago, Illinois 60656  
Phone: (646) 330-3852

## WARRANTY DEED

WARRANTY DEED, made this 19th day of December, 2015 by and between:

Steven Nikolidakis  
Whose address is:  
22-03 76th Street  
East Elmhurst, New York 11370

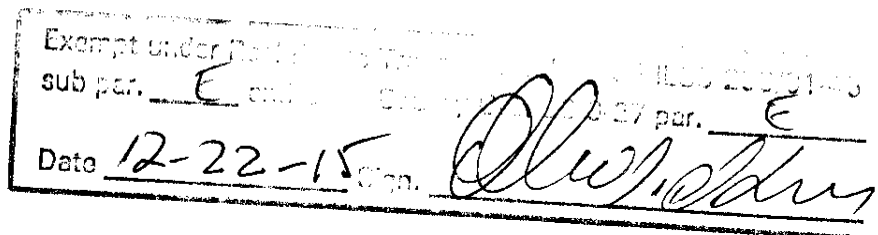
("grantor(s)", and

Hermes Real Estate LLC  
Whose address is:  
5343 North Delphia Avenue Apt. 344  
Chicago, Illinois 60656

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$0  
Zero Dollars

The receipt and sufficiency of which is hereby Acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Cook State of Illinois, described as follows (enter legal description):



# UNOFFICIAL COPY

Also known as street and number: 5343 North Delphia Avenue Apt. 344, Chicago, Illinois, 60656

Tax Parcel ID#: 12-11-119-023-1024

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

<u>STEVEN NIKOLIDAKIS BY (Signature) agent</u>	_____
Signature	Signature
Steven Nikolidakis	_____
Print name	Print Name
Grantor - Power of Attorney	_____
Capacity	Capacity

_____	_____
Signature	Signature
_____	_____
Print name	Print name
_____	_____
Capacity	Capacity

STATE OF IL )  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nikolaos Nikolidakis, agent for Steven Nikolidakis

\_\_\_\_\_ is 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 said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of December, 2015

(Signature)  
 \_\_\_\_\_  
 Notary Public  
Maureen Desire  
 \_\_\_\_\_  
 Print name



My commission expires on June 29, 2019.

# UNOFFICIAL COPY

## EXHIBIT A

UNIT NUMBER 344, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 3 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1 IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION, 965.76 FEET; THENCE SOUTH 304.06 FEET TO THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, 300.15 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 1 DEGREE 56 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE, 148.06 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 353.71 FEET; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 3, 157.33 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 57.76 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 9.43 FEET, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY MCNERNEY - GOSLIN, INCORPORATION AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22657912; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

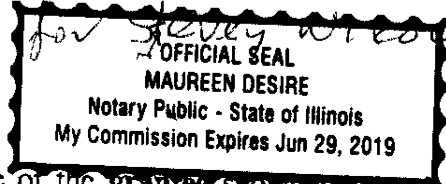
## STATEMENT BY GRANTOR AND GRANTEE

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 December 22, 2015

Signature: *Nikolidakis*  
Grantor or Agent

Subscribed and sworn to before me  
By the said NIKOLAOS NIKOLIDAKIS, agent for STEVEY NIKOLIDAKIS  
This 22 day of December, 2015  
Notary Public Maureen Desire

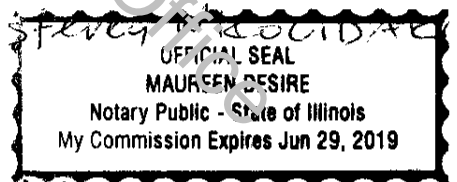


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 22, 2015

Signature: *Nikolidakis*  
Grantee or Agent

Subscribed and sworn to before me  
By the said NIKOLAOS NIKOLIDAKIS, agent for STEVEY NIKOLIDAKIS  
This 22 day of December, 2015  
Notary Public Maureen Desire



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.)