

# UNOFFICIAL COPY



Doc#: 1535656161 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

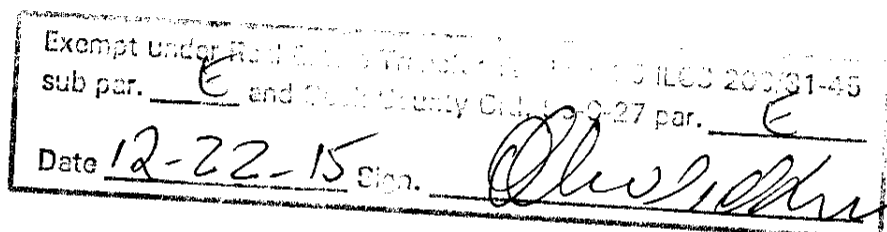
Hermes Real Estate LLC, 5329 N Delphia  
Whose address is:  
5343 North Delphia Avenue Apt. 344  
Chicago, Illinois 60656

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/heirs and assigns, the following described premises located in the County of Cook State of Illinois, described as follows (enter legal description):



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Also known as street and number: 5329 North Delphia Avenue Apt. 130, Chicago, Illinois, 60656

Tax Parcel ID#: 12-11-119-019-1034

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 <i>Nikolidakis agent</i></u> Signature	_____
Steven Nikolidakis Print name	_____
Grantor - Power of Attorney Capacity	_____

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

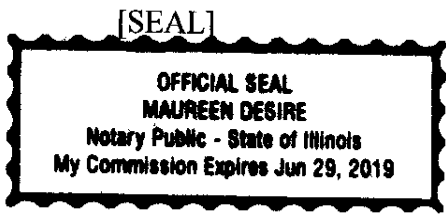
STATE OF IL )  
COUNTY OF Cook )

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 21 day of December, 2015

*Maureen Desire*  
Notary Public  
Maureen Desire  
Print name



My commission expires on June 29, 2019.

**UNOFFICIAL COPY**

**LEGAL DESCRIPTION:** UNIT NUMBER 130, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN AFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 3 AND 4, 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 NORTHEAST 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 AT THE NORTH LINE OF LOT 3, IN SAID SUBDIVISION, 965.76 FEET; THENCE SOUTH 304.06 FEET, TO THE POINT OF BEGINNING, OF THE LAND TO BE DESCRIBED; THENCE SOUTH, 164.2 FEET; THENCE NORTH, 89 DEGREES 58 MINUTES 55 SECONDS WEST, 304.85 FEET; TO THE WEST LINE OF SAID LOTS 3 AND 4; THENCE NORTH, 1 DEGREE 38 MINUTES 10 SECONDS EAST, 164.2 FEET; THENCE SOUTH, 89 DEGREES 58 MINUTES 55 SECONDS EAST, 300.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE BY MCNERNEY-GOSLIN, INC, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22420105; TOGETHER WITH AN UNDIVIDED 1.84% 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. 2

P.I.N.: 12-11-119-019-1034

PROPERTY ADDRESS: 5329 N. DELPHIA<sup>Ave</sup> #130 CHICAGO, IL 60656

**SUBJECT TO:** (1) General real estate taxes for the year 2012 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Private, public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Cook County Clerk's Office

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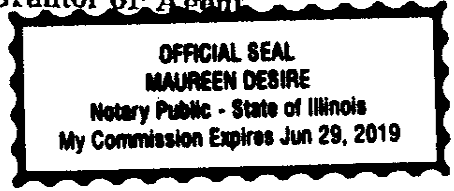
## STATEMENT BY GRANTOR AND GRANTEE

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 12-21- 2015

Signature: [Handwritten Signature]

Grantor or Agent



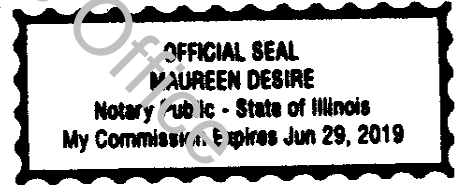
Subscribed and sworn to before me  
By the said Nikolaos Nikolidakis, agent for Steven Nikolidakis  
This 21 day of December, 2015  
Notary Public [Handwritten Signature]

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

Date 12-21- 2015

Signature: [Handwritten Signature]

Grantee or Agent



Subscribed and sworn to before me  
By the said Nikolaos Nikolidakis, agent for Steven Nikolidakis  
This 21 day of December, 2015  
Notary Public [Handwritten 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 or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)