

# UNOFFICIAL COPY

15364191100

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 1536419110 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/30/2015 12:05 PM Pg: 1 of 4

MAIL TO:  
Mr. & Mrs. Nick J. Bitakis  
3348 N. New England  
Chicago, IL 60634

VILLAGE OF STICKNEY  
TRANSACTION EXEMPT FROM REAL  
ESTATE TRANSFER TAX ACCORDING TO  
PARAGRAPH 5  
DATED THIS 21st DAY OF DEC 2015  
Kurt Kosmaka  
VILLAGE COLLECTOR

GRANTOR(S): John Bitakis, a single man, of Stickney, Illinois and Nick Bitakis, married to Patricia C. Bitakis, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), John Bitakis of 4115 S. Harlem, Stickney, Illinois and Nick J. Bitakis and Patricia C. Bitakis, husband and wife 3348 N. New England, Chicago, IL 60634, not as tenants in common but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws; and general real estate taxes not yet due and payable.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 19-06-111-050-1006  
Property Address: 4115 South Harlem Avenue, Unit GW, Stickney, IL 60402

DATED this 12<sup>th</sup> day of November, 2015.

  
John Bitakis

  
Nick Bitakis

**\*\*THIS IS NOT HOMESTEAD PROPERTY AS TO PATRICIA C. BITAKIS\*\***



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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 the above named person(s) 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 herein set forth.

Given under my hand and official seal this 12<sup>th</sup> day of November, 2015.



*[Handwritten Signature]*  
\_\_\_\_\_  
(SEAL)

This document prepared by:

Felicia M. DiGiovanni  
SPINA, MCGUIRE & OKAL, P.C.  
7610 W. North Avenue  
Elmwood Park, IL. 60707

Send future tax bills to:

Bitakis  
4115 S. Harlem Ave., #GW  
Stickney, IL 60402

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION RIDER

UNIT NUMBER G-W IN 4115 S. HARLEM AVENUE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 31 (EXCEPT THE SOUTH 12 FEET THEREOF; AND ALL OF LOT 32 IN BLOCK 4 IN GOSS, JUDD AND SHERMAN'S FOREST MANOR, BEING A SUBDIVISION OF BLOCKS 32 AND 33 IN CIRCUIT COURT PARTITION IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING PART CONVEYED TO STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED RECORDED AS DOCUMENT 19511341), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 9, 2008 AS DOCUMENT NUMBER 0800915086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0800915086.

Pin: 19-06-111-050-1006

Commonly known as: 4115 S. Harlem Avenue, Unit GW, Stickney, IL 60402

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 11-12, 2015.

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 15<sup>th</sup> DAY OF  
NOVEMBER, 2015

[Signature]  
Notary Public



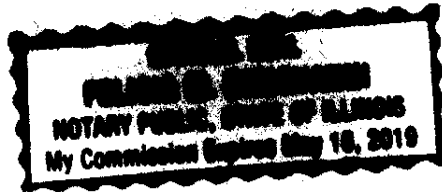
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11-12, 2015.

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 15<sup>th</sup> DAY OF  
NOVEMBER, 2015

[Signature]  
Notary Public



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.)