

CH16001112

1 OF 2

Record at:

Karen A. Yarbrough

Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050
Fax: (312) 603-5063

Doc#: 1603456172 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 10:31 AM Pg: 1 of 3

Dec ID 20160201666012
ST/CO Stamp 1-073-209-920 ST Tax \$295.00 CO Tax \$147.50

WARRANTY DEED

Space Above for Recorder's Use

Mail to:

BRIAN GRILL
6703 N. CICERO AVE
LINCOLNWOOD, IL 60712

Name & Address of Taxpayer:

BOBBY KRIVARAS
4928 N. ULTAVIA AVE.
HARWOOD HEIGHTS, IL 60706

THE GRANTOR(s), Theo Investments LLC, an Illinois limited liability company,
of the City/Village of Northbrook, County of Cook, State of Illinois
for and in consideration of TEN and NO/100 Dollars and other good and valuable consideration,
CONVEY(s) and WARRANT(s) to THE GRANTEE(S), Bobby Krivaras,
of _____, City/Village of Northbrook, County of Cook, State of Illinois,
in the form of ownership Individual (statutory)
all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Permanent Index Number(s) (P.I.N.): 12-12-427-032-0000
12-12-427-033-0000

Common Address of Real Estate: 4928 N Octavia Ave, Harwood Heights, IL 60706-3523

Which warranty is subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantor HEREBY affirmatively avers that the Real Estate is not homestead property pursuant to the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this 2 day of February, 2016.

Signature(s) of Grantor(s):

THEO INVESTMENTS LLC,
an Illinois Limited Liability Company, by:

Theodore Kontos
(Signature)

Theodore Kontos, Managing Member
(Printed Name & Title)

STATE OF IL }

COUNTY OF Cook }

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Theodore Kontos (name/s of person/s) personally known to me to be the same person 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 purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

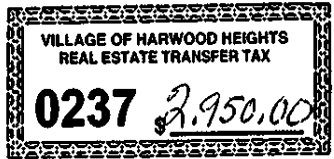
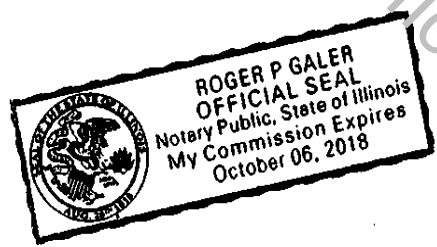
Given under my hand and notarized seal, this 2nd day of February, 2016



My commission expires 10/06/18.

[Signature]
Notary Public

Name & Address of Preparer:

Roger P. Galer
The Galer Firm, P.C.
225 W. Washington St., Suite 2200
Chicago, IL 60606



REAL ESTATE TRANSFER TAX		02-Feb-2016
	COUNTY:	147.50
	ILLINOIS:	295.00
	TOTAL:	442.50

12-12-427-032-0000 | 20160201666012 | 1-073-209-920

UNOFFICIAL COPY

EXHIBIT A

Order No.: CH16001112

For APN/Parcel ID(s): 12-12-427-032-0000,12-12-427-033-0000

For Tax Map ID(s): 12-12-427-032-0000,12-12-

PARCEL 1

LOT 4 (EXCEPT THE NORTH 44.76 FEET THEREOF) IN BLOCK 7 IN HARRIS SECOND SUBDIVISION BEING A SUBDIVISION OF THE NORTH 331 FEET OF THAT PORTION LYING SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 OF LOT 1 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

PARCEL 2

THE NORTH 10 FEET OF LOT 1 IN BLOCK 10 IN HARRIS THIRD SUBDIVISION, A SUBDIVISION OF THE NORTH 33 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND OF (EXCEPT THE NORTH 331 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, BEING A PORTION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, AFORESAID, IN COOK COUNTY, ILLINOIS.