

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc#: 1610645036 Fee: \$42.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 04/15/2016 11:39 AM Pg: 1 of 3

The Grantor, **John Stefanis and Vasiliki Stefanis**, husband and wife not as Tenant in Common but as Joint Tenants with rights of survivorship for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable consideration, in hand paid, CONVEY(S) AND QUIT CLAIMS TO: **John Stefanis Irrevocable Family trust dated April 28, 2015**. The following described real estate to wit:

*See attached for legal description:*

PARCEL INDEX NUMBER: **13-19-104-056-1004**  
 ADDRESS OF REAL ESTATE: **7019 W. Irving Park Rd, Unit 4, Chicago, IL 60634**

Dated this 19<sup>th</sup> day of March, 2016.

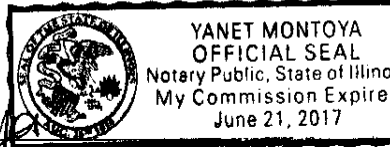
\_\_\_\_\_  
**John Stefanis**

\_\_\_\_\_  
**Vasiliki Stefanis**

State of **Illinois**, County of **Cook**, I the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that, **John Stefanis and Vasiliki Stefanis**, now personally to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 19<sup>th</sup> day of March, 2016.

My commission expires 6-21-17:   
 \_\_\_\_\_  
**NOTARY PUBLIC**



*This instrument was prepared by: Palladinetti & Associates, 4024 W. Montrose Ave., Chicago, Illinois 60641.*

MAIL TO: Palladinetti & Associates  
 4024 W. Montrose Ave.  
 Chicago, IL 60641

<b>REAL ESTATE TRANSFER TAX</b>	15-Apr-2016
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00

<b>REAL ESTATE TRANSFER TAX</b>	15-Apr-2016
	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

13-19-104-056-1004 | 20160401692030 | 0-791-675-200

\* Total does not include any applicable penalty or interest due.

*3m*

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LEGAL DESCRIPTION

FOR 7019 W IRVING PARK RD., UNIT 4, CHICAGO, IL 60634

P.I.N 13-19-104-056-1004

Unit 4 together with its undivided percentage interest in the common elements, in the 7019 West Irving Park Condominium, as delineated and defined in the declaration recorded as document number 0020194903 and in the Survey, attached thereto, of Lot 7, and Lot 8 in the Ultiz ad Heinmann's Irving Park Boulevard Addition, being a subdivision of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 19( Except the East 40 acres and that part of the West 1674.1 Feet Lying South of the Road) of the Southwest  $\frac{1}{4}$  of Section 18, all in Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking Space P-5 and storage Unit S-4, limited common elements, as set forth and provided in the aforementioned declaration of Condominium.

Property of Cook County Clerk's Office

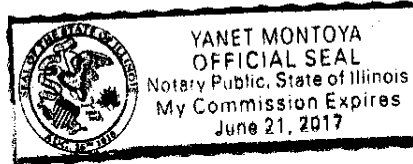
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## STATEMENT OF GRANTOR/GRANTEE

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<sup>th</sup> March 2016 Signature: NICK SPRAW  
Grantor or Agent

Subscribed and sworn to before me by the said Vasilikis Stefanis this 12<sup>th</sup> day of March, 2016



Notary Public Yanet Montoya

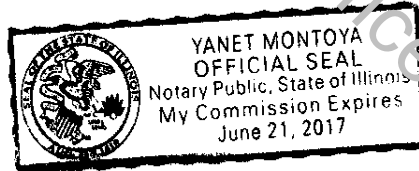
Exempt under  
35 ILCS 200/31-45  
PARAGRAPH K  
Section 4  
Real Estate  
transfer  
Acct date  
3/19/16

The grantee 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 March 2016 Signature: NICK SPRAW  
Grantee or Agent

SIGNATURE  
of Agent

Subscribed and sworn to before me by the said Vasilikis Stefanis this 12<sup>th</sup> day of March, 2016.



Notary Public Yanet Montoya

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.