

# UNOFFICIAL COPY



\*1630534067D\*

Quit Claim Deed  
Statutory (ILLINOIS)  
(Individual to Individual)

Doc# 1630534067 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 03:44 PM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTORS, JAMES MATSAS, a married person, of 1320 S. Vermont, Palatine, Illinois 60007 and VASILIOS MATSAS and DEMETRIOS J. MATSAS, AS CO-TRUSTEES OF THE THEOFANIS MATSAS REVOCABLE TRUST DATED AUGUST 13, 2002 of 2736 E. Higgins Rd., Elk Grove, Illinois 60067, and KONSTANTINOS J. MATSAS, a married person, of 2640 California Rd. Palatine, Illinois 60067, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to JD PROPERTY GROUP, LLC, an Illinois Limited Liability Company, all of their interest in the following described Real Estate situated in Cook County, Illinois, commonly known as legally described as:

THE WEST 176.25 FEET, MEASURED ALONG THE NORTH LINE OF SECTION 36, OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF HIGGIN'S ROAD (EXCEPT THAT PART OF THE WEST 176.23 FEET LYING NORTHERLY OF A LINE DRAWN FROM A POINT OF THE WESTLINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, 158.0 FEET OF SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT ON THE EAST LINE OF THE WEST 176.25 FEET OF SAID NORTHWEST 1/4 153.0 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND EXCEPT THOSE PARTS THEREOF TAKEN FOR HIGHWAY) IN COOK COUNTY, ILLINOIS. UNINCORPORATED

of 2736 E. HIGGINS Rd. Elk Grove, IL 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORDINANCE 93-0-28 PAR 4.

9/19/16  
Date

*[Signature]*  
Buyer, Seller or Representative

\*THIS IS NOT HOMESTEAD PROPERTY TO GRANTORS

REAL ESTATE TRANSFER TAX

01-Nov-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

08-36-100-006-0000 | 20160801649864 | 1-568-915-264

*[Handwritten mark]*

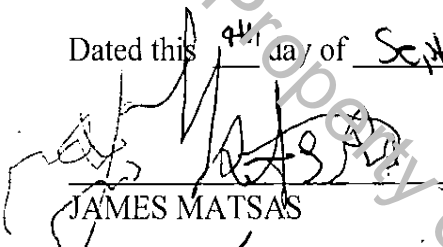
# UNOFFICIAL COPY

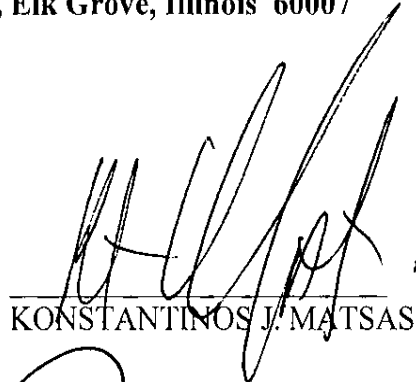
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*

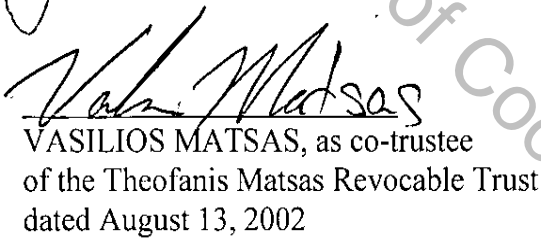
Permanent Index Number (PIN): <sup>006</sup> ~~08-36-100-000~~<sup>b</sup>-0000

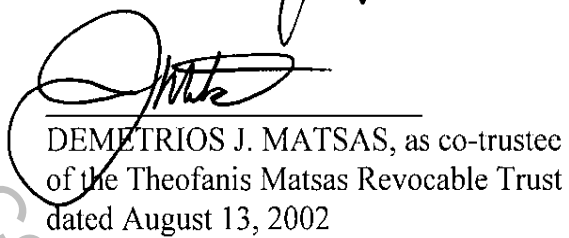
COMMON ADDRESS: SOUTHEAST CORNER OF ELMHURST RD. & TOUHY  
UNICORPORATED ELK GROVE, ILLINOIS  
2736 E. Higgins Road, Elk Grove, Illinois 60007 a/k/a  
2736 Touhy Avenue, Elk Grove, Illinois 60007

Dated this 9<sup>th</sup> day of September, 2015

  
\_\_\_\_\_  
JAMES MATSAS

  
\_\_\_\_\_  
KONSTANTINOS J. MATSAS

  
\_\_\_\_\_  
VASILIOS MATSAS, as co-trustee  
of the Theofanis Matsas Revocable Trust  
dated August 13, 2002

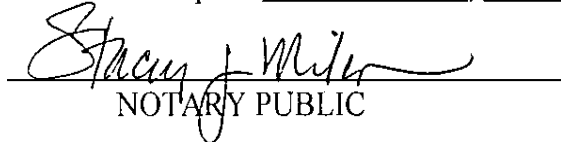
  
\_\_\_\_\_  
DEMETRIOS J. MATSAS, as co-trustee  
of the Theofanis Matsas Revocable Trust  
dated August 13, 2002

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 James Matsas, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of September, 2015

Commission expires \_\_\_\_\_, \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC



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STATE OF ILLINOIS                    }  
   }  
   }    SS  
 COUNTY OF COOK                    }

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY THAT VASILIOS MATSAS and DEMETRIOS J. MATSAS as Co-Trustees of the THEOFANIS MATSAS REVOCABLE TRUST DATED AUGUST 13, 2002, personally known to me to be the same persons whose names 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 Co-Trustees aforesaid as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2015.



Stacey J. Miles  
 NOTARY PUBLIC

Commission expires: \_\_\_\_\_

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 Konstantinos J. Matsas, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2015

Commission expires \_\_\_\_\_, \_\_\_\_\_

Stacey J. Miles  
 NOTARY PUBLIC



This instrument was prepared by:  
 And after recording **MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO**

John Mantas, Esq.  
 1300 West Higgins Road, Suite 209  
 Park Ridge, Illinois 60068

JD PROPERTY GROUP, LLC  
 2736 E. Higgins Rd.  
 Elk Grove, Illinois 60067

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

The GRANTOR or his/her Agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the Deed or Assignment of Beneficial Interest (ABI) 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 another 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: 9.27.16

Signature: [Signature]  
GRANTOR or AGENT

SUBSCRIBED and SWORN to before me by the said GRANTOR on this 27th day of Sept., 2016

[Signature]  
Notary Public



The GRANTEE or his/her Agent affirms and verifies that the name of the GRANTEE shown on the Deed or Assignment of Beneficial Interest (ABI) 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: 9.27.16

Signature: [Signature]  
GRANTEE or AGENT

SUBSCRIBED and SWORN to before me by the said GRANTEE on this 27th day of Sept., 2016

[Signature]  
Notary Public



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the provisions of SECTION 4 of the Illinois Real Estate Transfer Tax Act: (35 ILCS 200/Art.31))