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WARRANTY DEED Statutory (ILLINOIS)



Doc# 1719829068 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2017 12:31 PM PG: 1 OF 2

THE GRANTORS:

Dino Geroulis and Nicole Geroulis,
husband and wife, of the City of
Skokie, County of Cook, State of
Illinois, for and in consideration of
TEN DOLLARS (\$10.00) in hand
paid, CONVEY and WARRANT to

(The Above Space for Recorder's Use Only)

THE GRANTEE:

Virgil Tiran, a married man the following described Real Estate
situated in the County of Cook, Illinois, to-wit:


LOT 333 IN GEORGE F. NIXON AND COMPANY'S NILES CENTER GARDENS ADDITION
TO HOWARD-LINCOLN AND CICERO SUBDIVISION OF PART OF THE SOUTHEAST 1/4
OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number (PIN): 10-28-426-016-0000
Address of Real Estate: 5050 JARLATH AVE., SKOKIE, IL 60077

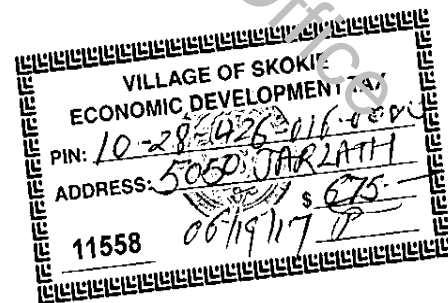
Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said
premises, forever. Subject to: easements for public utilities, covenants, conditions and restrictions of
record, and general real estate taxes for the year 2017 and subsequent years.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days
from the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the
property for a sales price greater than \$270,000 until 90 days from the date of this deed. These restrictions
shall run with the land and are not personal to the Grantee.

Dated this 19th of June, 2017.

 (Seal)
Dino Geroulis

 (Seal)
Nicole Geroulis



I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Dino Geroulis and
Nicole Geroulis, personally known to me to be the same persons whose name are subscribed to the

REAL ESTATE TRANSFER TAX		17-Jul-2017
COUNTY:	ILLINOIS:	TOTAL:
112.50	225.00	337.50

10-28-426-016-0000 | 20170601675459 | 1-405-922-752

After recording mail to:
Alima Title, LLC
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

16362 120412 AD

Book

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foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th of June, 2017.

K. Ruggiero
Notary Public



This instrument was prepared by:

S. Aaron Tenenbaum
2222 Chestnut Ave., Ste. 201, Glenview, IL 60026

Mail to:

X Iana Salazar
Rock Fusco Connelly
321 N. Clark St 2200
Chicago IL 60654

Send Subsequent Tax Bills to:

X Virgil Tiron
4121 Oakton
Sike IL 60076

Property of Cook County Clerk's Office