

# UNOFFICIAL COPY

400 29210 1/2

## SPECIAL WARRANTY DEED

Doc#: 1732015048 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/16/2017 09:40 AM Pg: 1 of 2

# GIT

Dec ID 20171101651244  
ST/CO Stamp 0-839-684-032 ST Tax \$157.50 CO Tax \$78.75  
City Stamp 1-376-554-944 City Tax: \$1,653.75

The GRANTORS, Billy Savvopoulos a/k/a Vasilios Savopoulos as Administrator of the Estate of Peter Gritzanis, decedent, pursuant to Order of Court entered 11/14/2012 in Case No. 2011 P 0374 and Shana Jones f/k/a Shana Gritzanis as TENANTS IN COMMON each owning a 1/2 undivided interest, for and in consideration of TEN and no/100 (\$10.00) dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S) Donald Temple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* DIVORCED AND NOT SINCE REMARRIED,  
NOT PARTY TO A CIVIL UNION

LOT 37 IN BLOCK 40 IN WEST CHICAGO'S LAND CO.'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all rights, titles, and interests appurtenant thereto 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 in FEE SIMPLE ABSOLUTE.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show (hereinafter referred to collectively as the "Permitted Exceptions").

Grantee acknowledges that Grantee has independently and personally inspected the Property. The Property is hereby conveyed to and accepted by Grantee in its present condition, "AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED." Notwithstanding anything contained herein to the contrary, it is understood and agreed that Grantor and Grantor's agents or employees have never made and are not now making, and they specifically disclaim, any warranties, representations or guaranties of any kind or character, express or implied, oral or written, with respect to the Property.

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Subject to: General taxes for 2017 and subsequent years, covenants, conditions, restrictions and easements of records; building lines, if any.

THIS IS NOT HOMESTEAD PROPERTY.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-10-328-021-0000

ADDRESS OF REAL ESTATE: 4728 West Madison, Chicago, IL ~~60624~~ <sup>St</sup> 60644

DATED this 30<sup>th</sup> day of NOVEMBER, 2017

REAL ESTATE TRANSFER TAX 09-Nov-2017



CHICAGO: 1,181.25  
CTA: 472.50  
TOTAL: 1,653.75 \*

16-10-328-021-0000 | 2017 101651244 | 1-376-554-944

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

REAL ESTATE TRANSFER TAX 09-Nov-2017



COUNTY: 78.75  
ILLINOIS: 157.50  
TOTAL: 236.25

16-10-328-021-0000 | 20171101651244 | 0-839-384-032

*Billy Savopoulos*  
Billy Savopoulos a/k/a Vasilios Savopoulos as Administrator of the Estate of Peter Gritzanis, decedent, pursuant to Order of Court entered 11/14/2012 in Case No. 2011 P 0374

*Shana Jones / Gritzanis*  
Shana Jones f/k/a Shana Gritzanis

State of Illinois )  
) SS  
County of Cook )

I, Michelle Joseph, a notary public in and for said County, in the State aforesaid, do hereby certify that Billy Savopoulos\* personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.  
\* and Shana Jones FKA Shana Gritzanis

GIVEN under my hand and official seal, this 30th day of Oct, 2017



*Michelle Joseph*  
Notary public

Commission expires 1/18/21

This instrument was prepared by:  
Mona Naser  
Davis McGrath LLC  
125 South Wacker Drive,  
Suite 1380  
Chicago, IL 60606

Mail to: | Tax Bills to  
DONALD Temple  
7115 NORTH AVE. #372  
OAK PARK IL 60302