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PREPARED BY:

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Doc# 1804413065 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2018 03:12 PM PG: 1 OF 6

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FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 day of Oct, 2017, by first party **NICHOLAS G. ELIOPULOS, A SINGLE PERSON, AND MAUREEN MARTIN, A SINGLE PERSON**, to second party, **MAUREEN MARTIN, A SINGLE PERSON**, of 9016 GRANT AVENUE, BROOKFIELD, IL 60513.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

LOTS 31 AND 32 IN BLOCK 11 IN GROSSDALE, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 15-34-410-027-0000 and 15-34-410-028-0000

PROPERTY ADDRESS: 9016 GRANT AVENUE, BROOKFIELD, IL 60513

The Real Estate is conveyed subject to a mortgage dated 3/23/2017, and recorded on 3/29/2017, in the Recorder's Office of the County of Cook, Illinois, as Document No. 1708605088, by the Grantor, which secures the performance of the obligations set forth in the Mortgage and the payment of a mortgage note dated 3/23/2017 (the Note) made by Nicholas G. Eliopoulos and Maureen Martin, the Grantor, payable to Wells Fargo Bank, N.A., in the original principal sum of \$49,500.00, plus interest, and having an outstanding principal balance, as of the date hereof, of \$ 42,314.62.

Maureen Martin, by their execution hereof, hereby (i) assume and agree to perform all of the obligations of Nicholas G. Eliopoulos, under the Mortgage and Note and (ii) agree to indemnify and hold Nicholas G. Eliopoulos, harmless from and against all loss, damage, cost and expense (including reasonable attorney fees) incurred by Nicholas G. Eliopoulos, as a result of a failure of Maureen Martin, to fulfill the obligations under the Note and Mortgage.

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X *Maureen Martin* (Signature of buyer, seller, or representative) 10/25/17 (Date)

COOK COUNTY RECORDER OF DEEDS
Y
666
N
Y
INTL

REAL ESTATE TRANSFER TAX

13-Feb-2018

1 of 2



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

15-34-410-027-0000 | 20180201696262 | 1-376-246-304

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Nicholas G. Eliopoulos

NICHOLAS G. ELIOPULOS

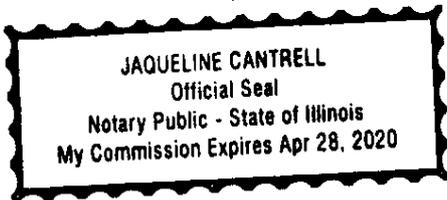
Maureen Martin

MAUREEN MARTIN

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **NICHOLAS G. ELIOPULOS AND MAUREEN MARTIN**, personally known to me to be the same person(s) 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, Oct 25, 2017.

(seal)



J. Cantrell
Notary Public
My Commission Expires: 4/28/20

Send Tax Bills to: MAUREEN MARTIN, 9016 GRANT AVENUE, BROOKFIELD, IL 60513

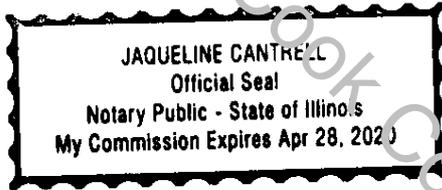
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THE APPLICABLE STATEMENT OR STATEMENTS ARE MARKED ABOVE.

AFFIANT FURTHER STATES THAT HE/SHE MAKES THIS AFFIDAVIT FOR THE PURPOSE OF INDUCING THE RECORDER OF DEEDS OF Cook COUNTY, ILLINOIS, TO ACCEPT THE ATTACHED DEED FOR RECORDING, AND THAT ALL LOCAL REQUIREMENTS APPLICABLE TO THE SUBDIVISION OF LAND ARE MET BY THE ATTACHED DEED AND THE TRACT DESCRIBED THEREIN.

[Handwritten Signature]
AFFIANT

Subscribed and Sworn to before me this 25 day of Oct, 2017.



[Handwritten Signature]
Notary Public

Property of Cook County Clerk's Office

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. E Real Estate Transfer Tax Law.

10/26/17 *Jan. Moxer-Buell*
Date Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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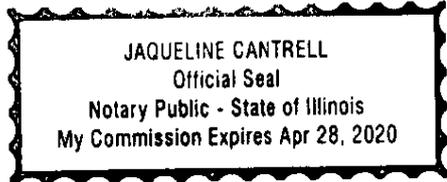
STATEMENT BY GRANTOR AND GRANTEE

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 Oct 25, 2017

Signature: *Nicholas G. Elipodas*
Grantor or Agent

Subscribed and sworn to before me Jaqueline Cantrell
By the said Nicholas G. Elipodas and
This 25, day of Oct, 2017 Maureen
Notary Public *[Signature]* Martin

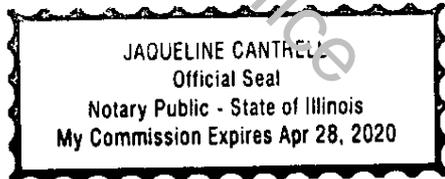


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date Oct 25, 2017

Signature: *Maureen Martin*
Grantee or Agent

Subscribed and sworn to before me Jaqueline Cantrell
By the said Maureen Martin
This 25, day of Oct, 2017
Notary Public *[Signature]*



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

