

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)



18355180009

Doc# 1835518009 Fee \$40.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2018 11:08 AM PG: 1 OF 2

THE GRANTOR, STEVE TSORONIS, an unmarried man, of the City of Mount Prospect, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to STEVE TSORONIS, as Trustee of the STEVE TSORONIS TRUST Dated 11/30/2018; of 1823 E. Tano Lane, Mount Prospect, IL 60056; GRANTEE; the Grantor's undivided one-half (1/2) interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 2 in Doyle Subdivision of part of Outlot A in Alpine Subdivision, being a subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 20 Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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

SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to real estate taxes not yet due or payable.

Permanent Real Estate Index Number: 24-28-302-035-0000

Address of Real Estate: 5410-5438 W. 127th St., Alsip, IL 60803

DATED this 30th day of November, 2018.

PLEASE PRINT OR TYPE NAME BELOW SIGNATURE

Steve Tsoronis (SEAL)
STEVE TSORONIS

State of Illinois, County of LAKE ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVE TSORONIS, an unmarried 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of November, 2018.

Commission expires _____, 20____

Kevin W. Fitzsimons
NOTARY PUBLIC

The instrument was prepared by KEVIN W. FITZSIMONS, Fitzsimons Law Group, Ltd., 3100 Dundee Rd., Suite 901, Northbrook, Illinois 60062. The preparer of this document makes no representation as to title.

SEND SUBSEQUENT TAX BILLS TO:

) KEVIN W. FITZSIMONS
) Fitzsimons Law Group, Ltd.
Mail To:) 3100 Dundee Rd., Suite 901
) Northbrook, Illinois 60062

STEVE TSORONIS
1823 E. Tano Lane
Mount Prospect, IL 60056

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

11/30/18

Kevin W. Fitzsimons

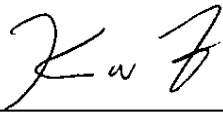
Steve Tsoronis
**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

UNOFFICIAL COPY

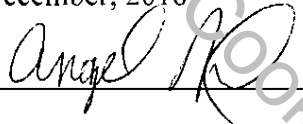
STATEMENT BY GRANTOR AND GRANTEE

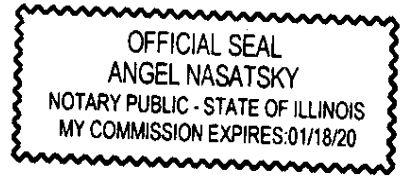
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: December 1, 2018

Signature: 
Grantor or Agent

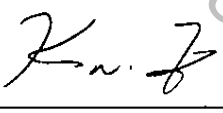
Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 1st day of December, 2018

Notary Public 

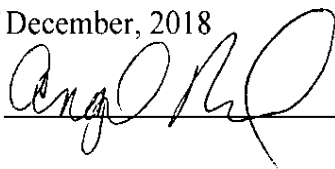


The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: December 1, 2018

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Kevin W. Fitzsimons
this 1st day of December, 2018

Notary Public 



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.)