

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)

The Grantor, **Anthony Fredrick Chapekis**, as one of the Successor Trustees to the **METROPOLITAN IAKOVOS LIVING TRUST**, dated **July 13, 2006**, of Cook County, State of Illinois, in and by said trust and in pursuance of every other power and authority enabling, and in consideration of **Ten and no/100 Dollars (\$10.00)** receipt whereof is hereby acknowledged, does hereby quit claim and convey unto

**Costas Simos, an unmarried man**

the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

**\*SEE ATTACHED FOR LEGAL DESCRIPTION**

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

**Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.**




Permanent Real Estate Index Number: 13-18-409-069-1136

Address of Real Estate: 6441 West Warner Avenue, Unit 301, Chicago, IL 60634

Dated this 29<sup>th</sup> day of December, 2017



**Anthony Fredrick Chapekis**, as a Successor Trustee to the **METROPOLITAN IAKOVOS LIVING TRUST**, dated July 13, 2006



\*1900818076D\*

Doc# 1900818076 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 01/08/2019 04:24 PM PG: 1 OF 4

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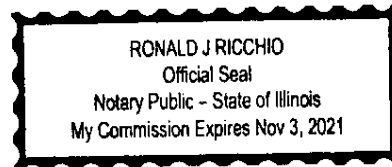
State of Illinois )  
 County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Anthony Fredrick Chapekis** 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 she signed, sealed and delivered the said instrument as her free and voluntary act as such executor for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of December, 2017.

Commission expires 11/3, 2021

Ronald J Ricchio  
 Notary Public



This instrument prepared by: Ron Ricchio, 33 North LaSalle Street, Suite 2000, Chicago, IL 60602

MAIL TO:

Ron Ricchio  
 33 North LaSalle Street  
 Suite 2000  
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Costas Simos  
 6441 West Warner Avenue  
 Unit 301  
 Chicago, IL 60634

REAL ESTATE TRANSFER TAX		08-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-18-409-069-1136 | 20181001622936 | 0-687-093-408

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

REAL ESTATE TRANSFER TAX		08-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-18-409-069-1136 | 20181001622936 | 0-268-373-664

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## Legal Description

Common Address: 6441 West Warner Avenue, Unit 301, Chicago, IL 60634

P.I.N. 13-18-409-069-1136

UNIT 7-301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96242966 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P7-16 AND STORAGE SPACE NUMBER S7-16 AS A LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Cook County Clerk's Office

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

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his 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.

DATED: 12 | 29 | 2017

SIGNATURE: Ronald Ricchio  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

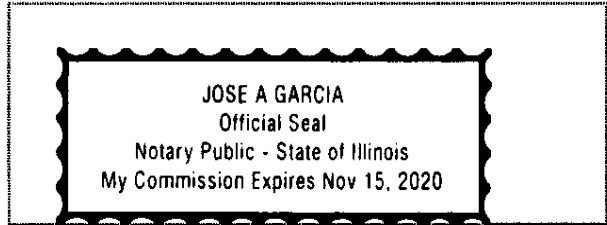
Jose Garcia

By the said (Name of Grantor): Ronald Ricchio

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his 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.

DATED: 12 | 29 | 2017

SIGNATURE: Ronald Ricchio  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

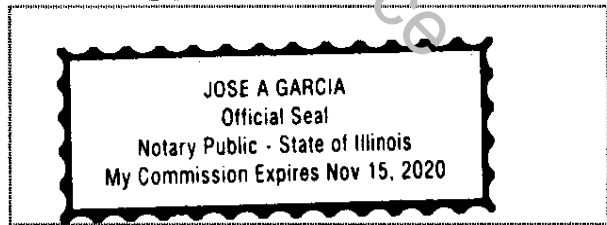
Jose Garcia

By the said (Name of Grantee): Ronald Ricchio

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: [Signature]



### 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)