

UNOFFICIAL COPY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Genevieve M. Daniels
Kaplan Saunders Valente & Beninati, LLP
500 North Dearborn Street, 2nd Floor
Chicago, Illinois 60654



Doc# 1935240013 Fee \$88.00

PREPARED BY:

Genevieve M. Daniels
Kaplan Saunders Valente & Beninati, LLP
500 North Dearborn Street, 2nd Floor
Chicago, Illinois 60654

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2019 01:51 PM PG: 1 OF 3

QUITCLAIM DEED



THE GRANTOR, Harry Xenias (aka Harry S. Xenias, Haralambo S. Xenias, and Haralambo Stylianos Xenias) ("Grantor"), a single man and having an address of 5415 North Sheridan Road, Unit 607, Chicago, IL 60640, for and in consideration of TEN AND 00/100 DOLLAR and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to GRANTEE, Xenias Investments, LLC, a Wyoming limited liability company, who has an address of 5415 North Sheridan Road, Unit 607, Chicago, IL 60640, undivided interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:


Unit Number 5412-1E in the 5402-12 Kenmore Condominium, as delineated on a survey attached to Declaration of Condominium Recorded as Document #0416032260, as amended by special amendment recorded as Document No. 0420931016 together with its undivided percentage interest in the common elements being a portion of: Lot 10 and the North 15 feet of Lot 11 in Block 5 in John Lewis Cochran's subdivision in the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

PIN: 14-08-205-026-1022

Address: 5412 North Kenmore Avenue, Unit 1E, Chicago, IL 60640

THIS IS NOT HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX		18-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-08-205-026-1022 20191201673942 1-780-495-712		

REAL ESTATE TRANSFER TAX		18-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-08-205-026-1022 | 20191201673942 | 0-965-039-456

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

S
P
S
M
SC
E
IN

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 9 / 2019

SIGNATURE: *Harry Xenias*
Harry Xenias

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

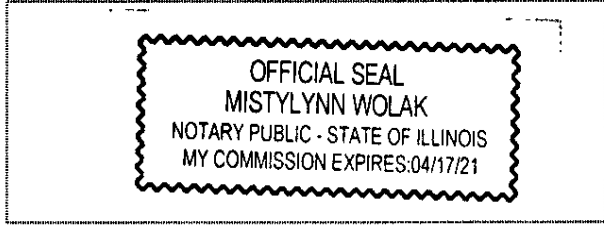
Subscribed and sworn to before me, Name of Notary Public: Mistylynn Wolak

By the said (Name of Grantor): Harry Xenias

On this date of: 12 / 09 / 2019

NOTARY SIGNATURE: *Mistylynn Wolak*

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 09 / 2019

SIGNATURE: *Harry Xenias*
Xenias Investments, LLC, a Wyoming limited liability company
By: Harry Xenias

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

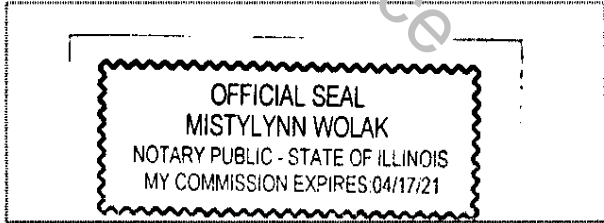
Subscribed and sworn to before me, Name of Notary Public: Mistylynn Wolak

By the said (Name of Grantee): Xenias Investments, LLC, a Wyoming limited liability company

On this date of: 12 / 09 / 2019

NOTARY SIGNATURE: *Mistylynn Wolak*

AFFIX NOTARY STAMP BELOW



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)