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Prepared By:

Andrew T. Hays 200 N. LaSalle St, Ste 2150 Chicago, IL 60601

Mail Tax Bills To:

Eugenia Floudas, Trustee 7547 W. Argyle St, Harwood Heights, IL 60706 Doc# 2030041001 Fee \$88.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2026 69:33 AM PG: 1 OF 4

GENERAL WARRANTY DEED

This Deed, made and entered into on January 22, 2020, by and between Grantor: Eugenia Floudas; Grantee: Eugenia Floudas, as trustee of the Eugenia Floudas Living Trust dated January 22, 2020.

Mailing Address of the Grantee: 7.47 W. Argyle St, Harwood Heights, IL 60706

Witnesseth, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents *Grant, Bargein and Sell, Convey and Confirm* unto the Grantee, the following described Real Estate, situated in the County of Cook and State of Illinois, to-wit:

The Property commonly known as: 7547 W. Argyle St, Harrycod Heights, IL 60706

PIN: 12-12-417-001-0000

See the Legal Description attached hereto as Exhibit A.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee and to the heirs and assigns of such Grantee forever.

The Grantor hereby covenanting that Grantor and the heirs, executors, administrators, and assigns of such Grantor, shall and will *Warrant and Defend* the title to the premises unto the Grantee, and to the heirs and assigns of such Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

REAL ESTATE TRANSFER TAX		x 04	04-Sep-2020	
REAL ESTATE	TRANSI EX III	COUNTY:	0.00	
	(ar)	ILLINOIS:	0.00	
	(8)	TOTAL:	0.00	
13 13 417-001-0000 20		20200801659066 1-06	6-265-056	



S N SC Y INT

2030041001 Page: 2 of 4

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In Witness Whereof, the Grantor has or have hereunto set his hand or hands the day and year first above-written.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this January 22, 2020

Eugenia Floudas

STATE OF ILLINOIS

COUNTY OF COOK

On January 22, 2020 before me personally appeared Eugenia Floudas, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the day and year first above written.

and County aforesaid, the day and year first abov

OFFICIAL SEAL
ANDREW T. HAYS
Notary Public - State of Illinois
My Commission Expires 1/13/2021

Notary Public

My Commission Expires:

13 21

Return Recorded Document to:

Andrew Hays Hays Firm LLC 200 N. LaSalle St, Ste 2150 Chicago, IL 60601

This transfer is exempt under the provisions of Paragraph (e) of 35 ILCS 200/31-45.

2030041001 Page: 3 of 4

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EXHIBIT A

LOT 16 IN BLOCK 5 IN OLVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

2030041001 Page: 4 of 4

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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 <u>January</u> 22, 2020	
	Signature: Molara Merola
Or	Grantor or Agent
Subscribed and sworn to before me By the said	OFFICIAL SEAL
This 22nd, day of January 70.20 Notary Public 5-Cury	S CRUZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires June 2, 2023

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 January 72 , 202	
	Signature: Marke or igent
Subscribed and sworn to before me By the said	OFFICIAL SEAL
This 22/2d, day of January, 20/2d Notary Public 5- (mg)	S CRUZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires June 2, 2023

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.)