



\*2030041001D\*

Doc# 2030041001 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2020 09:33 AM PG: 1 OF 4

**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

Property of Cook County Clerk's Office

**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:** 7547 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, Bargain 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, Harwood Heights, IL 60706

**PIN:** 12-12-417-001-0000

See the Legal Description attached hereto as Exhibit A.

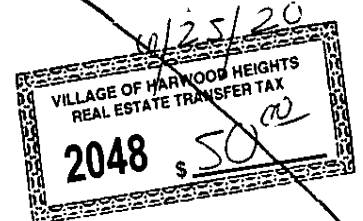
*To Have and To Hold* the same, together with all rights and appurtenances to the same belonging, unto the Grantee and to the heirs and assigns of such Grantee forever.

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.

S  
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INT

REAL ESTATE TRANSFER TAX		04-Sep-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

12-12-417-001-0000 | 20200801659066 | 1-066-265-056





# UNOFFICIAL COPY

## 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 Clerk's Office

# UNOFFICIAL COPY

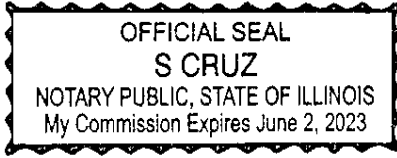
## STATEMENT BY GRANTOR AND GRANTEE

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 January 22, 2020

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 22nd day of January, 2020  
Notary Public S. Cruz

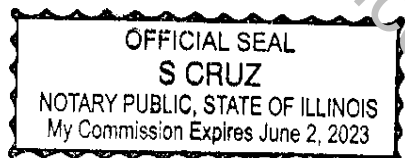


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 22, 2020

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 22nd day of January, 2020  
Notary Public S. Cruz



**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.)