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Doc#: 2033401086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 01:36 PM Pg: 1 of 3

Dec ID 20200901682279
ST/CO Stamp 0-781-202-912 ST Tax \$710.00 CO Tax \$355.00
City Stamp 0-208-090-592 City Tax: \$7,455.00

WARRANTY DEED
Statutory (ILLINOIS)

2023
SC 20008308

FIDELITY NATIONAL TITLE *a married man*
THE GRANTOR(S), **George Pratikakis** and **Constantine Avdalas** *married man*
Tenants in Common, in the County of Cook, State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), **Golden Turtle Investments Limited Partnership, an Alaskan Limited Partnership**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



See Exhibit A attached hereto

Subject to: covenants, conditions, and restrictions of record, public and utility easements, special governmental taxes of assessments or improvements not yet completed; unconfirmed special governmental taxes or assessments and general real estate taxes for the year **2020** and subsequent years. TO HAVE AND TO HOLD said premises forever.


This is not homestead property to either grantor

Address of Real Estate: **1528-30 N. Avers Chicago, Illinois 60651**

P.I.N. **16-02-102-032-0000**

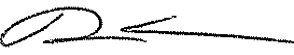
REAL ESTATE TRANSFER TAX		06-Oct-2020
	COUNTY:	355.00
	ILLINOIS:	710.00
	TOTAL:	1,065.00
16-02-102-032-0000 20200901682279 0-781-202-912		

SELLERS:

REAL ESTATE TRANSFER TAX		06-Oct-2020
	CHICAGO:	5,325.00
	CTA:	2,130.00
	TOTAL:	7,455.00 *
16-02-102-032-0000 20200901682279 0-208-090-592		

* Total does not include any applicable penalty or interest due


George Pratikakis,


Constantine Avdalas,

Dated this 26 day of Oct, 2020

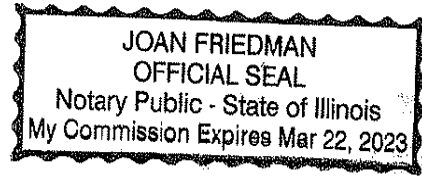
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State of Illinois)
)ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **George Pratikakis** and **Constantine Avdalas** known to me to be the same persons whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of September, 2020.

Joan Friedman
Notary Public



My commission expires: 3/22/2023

This instrument was prepared by:
Howard Friedman
6745 N. Kilpatrick
Lincolnwood, IL 60712

GRANTEE'S ADDRESS (

Record and Mail to: AND →

Send Subsequent Tax Bills to:

Golden Turtle
15227 Prairie Ave, Unit A
Lawndale, CA 90260

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EXHIBIT A

Order No.: SC20008308

For APN/Parcel ID(s): 16-02-102-032-0000

For Tax Map ID(s): 16-02-102-032-0000

LOTS 41 AND 42 IN BLOCK 6 IN HOSMER AND MACKEY'S SUBDIVISION OF BLOCKS 1 TO 6 AND 12 TO 16 BOTH INCLUSIVE IN THE SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Property of Cook County Clerk's Office