

UNOFFICIAL COPY

Doc#: 2106441073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/05/2021 10:48 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20210201631435
ST/CO Stamp 0-419-073-040

THE GRANTOR, MICHAEL J. MANIATIS, of the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to:

Michael J. Maniatis, not individually but as Trustee of the Michael J. Maniatis Living Trust
Dated February 1, 2021.

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(Legal Description Attached as Exhibit A)

PIN: 28-17-416-009-1085

Common Address: 15723 S. Peggy Lane, Unit 1, Oak Forest, IL 60452



No Revenue Stamps Required, No Taxable Consideration, Exempt Under Illinois Real Estate Transfer Tax Act, Section 4, Para. (e)

By:  _____

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

DATED this 1 day of February 2021

 (SEAL)
MICHAEL J. MANIATIS

REAL ESTATE TRANSFER TAX		17-Feb-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
28-17-416-009-1085 20210201631435 0-419-073-040			

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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 MICHAEL J. MANIATIS, 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 he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 1 day of February, 2021.

Scott A Boat
NOTARY PUBLIC



My Commission expires 10/25/2022 2022

This instrument was prepared by: John Conway, 120 West 22nd Street, Suite 100, Oak Brook, IL 60523

ADDRESS OF PROPERTY:
15723. S. Peggy Lane, Unit 1
Oak Forest, IL 60452

MAIL TO:
John Conway
120 West 22nd Street, Suite 100
Oak Brook, IL 60523

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO: Michael J. Maniatis
15723 S. Peggy Lane
Apt Unit 1
Oak Forest, IL 60452

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Exhibit A

Legal Description

UNIT 8-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SHIBUI SOUTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 93168945, IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 28-17-416-009-1085

Commonly known as: 15723 S. Peggy Lane, Unit 1, Oak Forest, Illinois 60452

Property of Cook County Clerk's Office

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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: 2 | 2 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

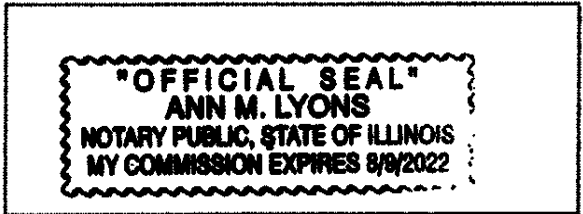
Subscribed and sworn to before me, Name of Notary Public: Ann M. Lyons

By the said (Name of Grantor): John J. Conway

On this date of: 2 | 2 | 2021

NOTARY SIGNATURE: [Signature]

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: 2 | 2 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

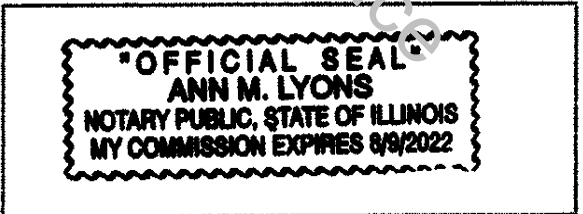
Subscribed and sworn to before me, Name of Notary Public: Ann M. Lyons

By the said (Name of Grantee): John J. Conway

On this date of: 2 | 2 | 2021

NOTARY SIGNATURE: [Signature]

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)**)