

# UNOFFICIAL COPY

1 of 3  
20-1912

**WARRANTY DEED  
Illinois Statutory**

Doc# 2108220369 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2021 03:58 PM Pg: 1 of 6

Mail to:

Connasha Irby  
1025 N. Lawler  
Chicago, IL 60651

Dec ID 20210201646257  
ST/CO Stamp 2-035-055-632 ST Tax \$339.00 CO Tax \$169.50  
City Stamp 0-424-442-896 City Tax: \$3,559.50

Name & Address of Taxpayer:

Connasha Irby  
1025 N. Lawler  
Chicago, IL 60651

RECORDER'S STAMP

The GRANTOR(S): **PETER A. MIHOPOULOS**, a single man, 7224 w. Touhy Avenue, Chicago, Illinois 60631, or and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to **CONNASHA IRBY**, GRANTEE(S), of 3459 W. Monroe Chicago IL 60624, following described land in the County of **Cook**, State of **Illinois**; to wit:


SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Real Estate Index Number(s): **16-04-410-012-0000**  
Property Address: **1025 N. LAWLER AVENUE, CHICAGO, ILLINOIS 60651**

Dated: This 26<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_  
**PETER A. MIHOPOULOS**

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STATE OF ILLINOIS        }  
COUNTY OF COOK        }

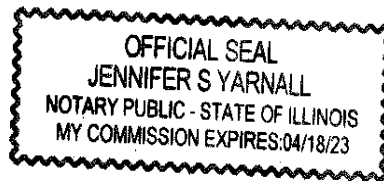
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **PETER A. MIHOPOULOS**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26<sup>th</sup> day of February, 2021.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

My Commission Expires: 4-18-23



**PREPARED BY:**  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5045 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656

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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 2-26, 2021

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 26, day of February, 2021  
Notary Public Janet A. Siepl



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 2-26, 2021

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 26, day of February, 2021  
Notary Public Janet A. Siepl



**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.)

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## EXHIBIT "A" Property Description

**Closing Date:** February 26, 2021

**Buyer(s):** CONNASHA IRBY

**Property Address:** 1025 N. LAWLER AVE, CHICAGO, IL 60651

### PROPERTY DESCRIPTION:

LOT 29 IN CUMMINGS AND FARGO'S AUGUSTA STREET ADDITION, BEING A SUBDIVISION OF THE EAST 5/8 (EXCEPT THE WEST 8 FEET THEREOF DEDICATED FOR ALLEY) OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**REAL ESTATE TRANSFER TAX**

05-Mar-2021



**CHICAGO:**

2,542.50

**CTA:**

1,017.00

**TOTAL:**

3,559.50\*

16-04-410-012-0000 | 20210201646257 | 0-424-442-896

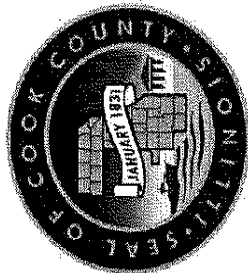
\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

05-Mar-2021



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

169.50  
339.00  
508.50

16-04-410-012-0000

20210201646257

2-035-055-632

Property of Cook County Clerk's Office