

# UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2109704061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2021 03:21 PM Pg: 1 of 4

Dec ID 20210201629516

City Stamp 0-809-554-448

THE GRANTOR, Dimos K. Varnavas, a married man, of the city of Chicago, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Soula Varnavas, a married woman, all interest in the following described Real Estate situated in the County of **COOK** in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

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

Permanent Index Number(s): 10-36-425-024-0000

Address of Real Estate: 6422 N. Washtenaw Avenue, Chicago, IL 60645

Dated this 5th day of November 2020

  
\_\_\_\_\_  
Dimos K. Varnavas

This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

## REAL ESTATE TRANSFER TAX

26-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

10-36-425-024-0000 | 20210201629516 | 0-809-554-448

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

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dimos K. Varnavas, 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 his 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 official seal this 5th day of November 2020.



Lindsey Rene Polchlopek  
Notary Public

This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act

November 5, 2020  
Date

[Signature]  
Representative

This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

**Prepared by:**  
Anthony B. Ferraro  
Di Monte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

**Mail to:**  
Anthony B. Ferraro  
Di Monte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

**Name and Address of Taxpayer:**  
Soula Varnavas  
6422 N. Washtenaw Avenue  
Chicago, IL 60645

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

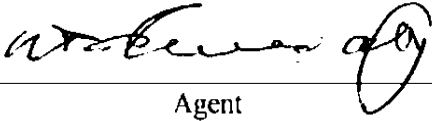
Lot 11 in Block 4 in Devon-California Addition to Rogers Park, being a Subdivision of the South West 1/4 of the South East 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, (Except the East 696.75 feet thereof) in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

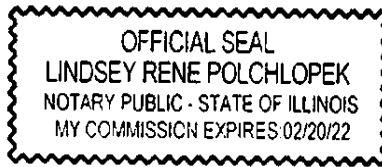
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 5, 2020 Signature:   
Agent

This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

Subscribed and Sworn to before me  
this 5th day of November 2020.

  
Notary Public



This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

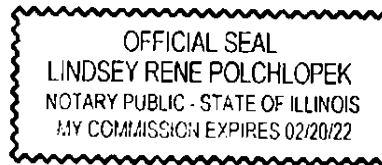
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: November 5, 2020 Signature:   
Agent

This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

Subscribed and Sworn to before me  
this 5th day of November 2020.

  
Notary Public



This document is being executed "remotely" and in accordance with Executive Order 202014 of Gov. Pritzker and witnesses(s), notary, or client are present in Illinois at the time of this signing.

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.