



# UNOFFICIAL COPY

## QUIT CLAIM DEED (Statutory Illinois)

Doc#: 2110501343 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 11:11 AM Pg: 1 of 4

Chicago Title  
20030529/LL  
(182)

Dec ID 20210301675103  
ST/CO Stamp 1-876-079-120

REAL ESTATE TRANSFER TAX		23-Mar-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

03-24-202-025-1060 | 20210301675103 | 1-876-079-120

(The space above for Recorder's use only)

**THE GRANTOR(S), Konstantinos Chronopoulos & Konstantina Chronopoulos, husband and wife & Chronis Chronopoulos, an <sup>married</sup> ~~unmarried~~ person of 870 E. Old Willow Road Unit 160, Prospect Heights, Illinois 60070, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Konstantinos Chronopoulos & Konstantina Chronopoulos, husband and wife, as tenants by the entirety of 870 E. Old Willow, Unit 160, Prospect Heights, Illinois 60070, the following described Real Estate situated in Cook County, Illinois, commonly known as 870 E. Old Willow Road Unit 160, Prospect Heights, Illinois, 60070, legally described as:**

UNIT NUMBER 160 IN THE OLD WILLOW FALLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: THE EAST 506.52 FEET OF THE WEST 1526.52 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF MUTUAL EASEMENTS BY AND BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUST UNDER TRUST NUMBER 15266, TRUST NUMBER 15497 AND TRUST NUMBER 15498 AND BEVERLY SAVINGS AND LOAN ASSOCIATION, DATED MARCH 13, 1963 AND RECORDED MARCH 18, 1963 AS DOCUMENT NUMBER 18745223 FOR INGRESS AND EGRESS AS A PRIVATE DRIVEWAY OVER THE SOUTH 2 RODS OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THAT PART LYING EAST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED, AND ALSO EXCEPTING THEREFROM THAT PART IN THE WEST 1526.52 FEET OF SAID NORTH EAST 1/4), ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF TRUST AGREEMENT DATED OCTOBER 10, 1971 AND KNOWN AS TRUST NUMBER R-1540 AND RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25090133, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN): 03-24-202-025-1060**

**Address of Real Estate:** 870 E. Old Willow Road, Apt 160, Prospect Heights, Illinois 60070

# UNOFFICIAL COPY

Subject to covenants, conditions and restrictions of record and any current or future real estate taxes.

Dated this 22 day of Feb, 2021.

Konstantinos Chronopoulos (SEAL)  
**Konstantinos Chronopoulos**

Konstantina Chronopoulos (SEAL)  
**Konstantina Chronopoulos**

Chronis Chronopoulos (SEAL)  
**Chronis Chronopoulos**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COV )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Konstantinos Chronopoulos & Konstantina Chronopoulos, husband and wife & Chronis Chronopoulos**, personally known to me to be the same person/s whose name/s is/are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he/she 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.

Given under my hand and official seal, this 22 day of Feb, 2021.

Commission expires 11-18-23

T. Torello  
NOTARY PUBLIC



Exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

2-22-21  
Date

Konstantinos Chronopoulos  
Konstantina Chronopoulos  
Buyer, Seller or Representative

TITLE NOT EXAMINED BY PREPARER. DIVORCE DECREE, IF ANY, NOT EXAMINED BY PREPARER. INFORMATION FURNISHED.

**THIS INSTRUMENT WAS PREPARED BY:**  
Michael W. Brady, Attorney  
M.W. Brady Law Firm, P.C  
20950 S. Frankfort Square Rd, Unit B  
Frankfort, Illinois 60423

**MAIL TO & SEND SUBSEQUENT TAX BILLS TO:**  
**Konstantinos Chronopoulos & Konstantina Chronopoulos**  
870 E. Old Willow Road  
Apt 160  
Prospect Heights, Illinois 60070

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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: 2/22, 2021

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 22 day of Feb, 2021.



Notary Public [Handwritten Signature]

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: 2/22, 2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
this 22 day of Feb, 2021.



Notary Public [Handwritten Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## LEGAL DESCRIPTION

**Order No.:** 20030529RL

**For APN/Parcel ID(s):** 03-24-202-025-1060

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UNIT NUMBER 160 IN THE OLD WILLOW FALLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE EAST 506.52 FEET OF THE WEST 1526.52 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF MUTUAL EASEMENTS BY AND BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUST UNDER TRUST NUMBER 15266, TRUST NUMBER 15497 AND TRUST NUMBER 15498 AND BEVERLY SAVINGS AND LOAN ASSOCIATION, DATED MARCH 13, 1963 AND RECORDED MARCH 18, 1963 AS DOCUMENT NUMBER 18745223 FOR INGRESS AND EGRESS AS A PRIVATE DRIVEWAY OVER THE SOUTH 2 RODS OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THAT PART LYING EAST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED, AND ALSO EXCEPTING THEREFROM THAT PART IN THE WEST 1526.52 FEET OF SAID NORTH EAST 1/4), ALL IN COOK COUNTY, ILLINOIS.

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