

UNOFFICIAL COPY

1 of 3

QUIT CLAIM DEED

Doc#: 2110918052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 05:50 AM Pg: 1 of 2
Dec ID 20210101624944

THE GRANTOR, Rigas L.L.C. St. Charles Series, an Illinois Limited Liability Company, for the consideration of ten and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid CONVEYS and QUITCLAIMS to:

20/2044

Rigas Berkeley L. L. C., an Illinois Limited Liability Company

Address of Grantee: 6412 N. Washtenaw, Chicago, IL 60645;

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

Lots 1, 2, 3, and 4, in First Addition to Crescent Park East, a Subdivision of the East 230 feet of the Northwest 1/4 of Fractional Section 7, Township 39 North, Range 12 East of the Third Principal Meridian lying South of the Center Line of St. Charles Road (except therefrom the East 80 feet thereof) (and except therefrom the South 842.5 feet) in Cook County, Illinois.

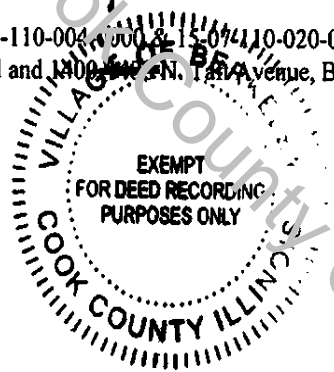
No taxable consideration - Exempt pursuant to Section 200/31-45(e) of the Real Estate Transfer Tax Law

Date 1.27.2021 Vasilios Rigas

Permanent Real Estate Index Number: 15-07-110-004, 15-07-110-020-000
Address of Real Estate: ~~5801~~ St. Charles Road and ~~1400~~ N. La Grange Avenue, Berkeley, Illinois 60163
5801-5817

DATED this 27 day of January, 2021

Vasilios Rigas
Vasilios A. Rigas, Manager



PRO TITLE GROUP, LLC
5140 MAIN STREET
DOWNS GROVE, IL 60015

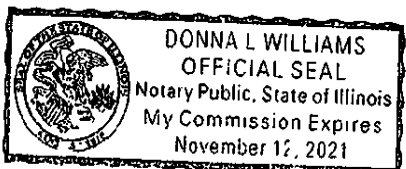
COOK

PRO TITLE GROUP, INC

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rigas L.L.C. St. Charles Series, an Illinois Limited Liability Company known to me to be the same entity whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as it's free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of January, 2021



Donna L. Williams

This instrument was prepared by: Kiselstein Franckowiak Law Group, 930 East Northwest Highway, Mount Prospect, IL 60056

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

Mail Deed To: Kiselstein Franckowiak Law Group, 930 East Northwest Highway, Mount Prospect, IL 60056
Mail Tax Bills To: Rigas Berkeley L.L.C. c/o Vasilios Rigas, 6412 N. Washtenaw, Chicago, IL 60645

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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: 1-27-2021

SIGNATURE: Vasilios Rigas
GRANTOR or AGENT

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

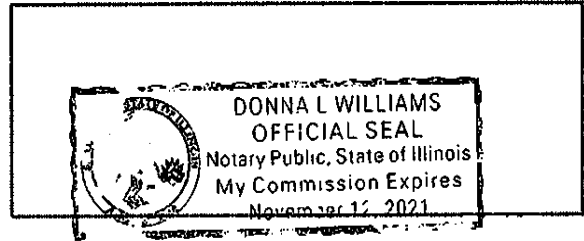
Subscribed and sworn to before me, Name of Notary Public: DONNA L WILLIAMS

By the said (Name of Grantor): VASILIOS RIGAS

On this date of: 01-27-2021

NOTARY SIGNATURE: Donna Williams

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: 1-27-2021

SIGNATURE: Vasilios Rigas
GRANTEE or AGENT

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

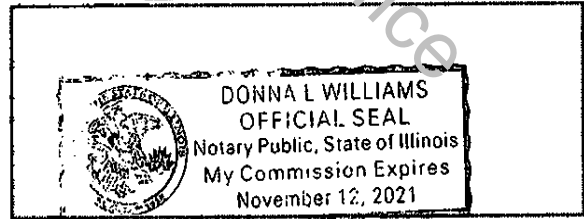
Subscribed and sworn to before me, Name of Notary Public: DONNA L WILLIAMS

By the said (Name of Grantee): VASILIOS RIGAS

On this date of: 01-27-2021

NOTARY SIGNATURE: Donna Williams

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)**