

UNOFFICIAL COPY

Doc#: 2116625274 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2021 03:43 PM Pg: 1 of 4

2115862 IL/RTC

QUITCLAIM DEED

Dec ID 20210601663575
ST/CO Stamp 1-583-236-368

GRANTOR, THOMAS PETER KOTSOS, also known as THOMAS KOTSOS and ANNE MARIE ENRIQUE KOTSOS, also known as ANNE M. KOTSOS, husband and wife (herein, "Grantor"), whose address is 7360 West Ishnala Dr., Palos Heights, IL 60463, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, THOMAS PETER KOTSOS and ANNE MARIE ENRIQUE KOTSOS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 7360 West Ishnala Dr., Palos Heights, IL 60463, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 7360 West Ishnala Dr., Palos Heights, IL 60463

Permanent Index Number: 23-36-211-022-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 4th day of June, 2021.

When recorded return to:

ANNE MARIE ENRIQUE KOTSOS
THOMAS PETER KOTSOS
7360 WEST ISHNALA DR.
PALOS HEIGHTS, IL 60463

Send subsequent tax bills to:

ANNE MARIE ENRIQUE KOTSOS
THOMAS PETER KOTSOS
7360 WEST ISHNALA DR.
PALOS HEIGHTS, IL 60463

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

Thomas Peter Kotsos

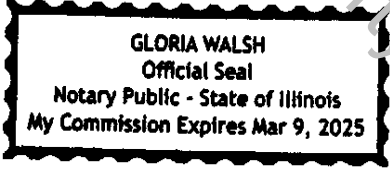
THOMAS PETER KOTSOS, also known as THOMAS KOTSOS

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on June 4, 2021, by THOMAS PETER KOTSOS, also known as THOMAS KOTSOS.

[Affix Notary Seal]

Notary Signature: *Gloria Walsh*
Printed name: Gloria Walsh
My commission expires: 3/9/2025



GRANTOR

Anne Marie Enrique Kotsos

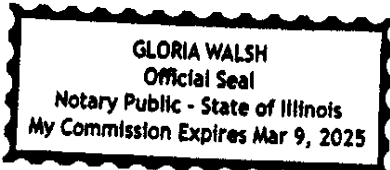
ANNE MARIE ENRIQUE KOTSOS, also known as ANNE M. KOTSOS

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on June 7, 2021, by ANNE MARIE ENRIQUE KOTSOS, also known as ANNE M. KOTSOS.

[Affix Notary Seal]

Notary Signature: *Gloria Walsh*
Printed name: Gloria Walsh
My commission expires: 3/9/2025



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

6/4/21
Date

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STATEMENT BY GRANTOR AND GRANTEE

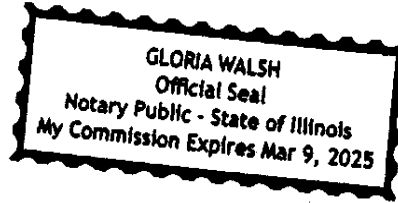
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: June 4, 2021

Signature: Anne Marie Durigon
Grantor or Agent Kotas

Subscribed and sworn to before me by the said Anne Marie Durigon Kotas this 4th day of June, 2021.

Notary Public Gloria Walsh



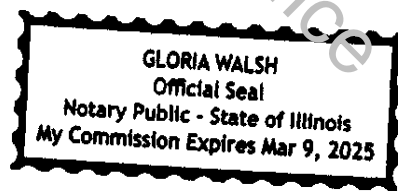
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: June 4, 2021

Signature: Anne Marie Durigon
Grantee or Agent Kotas

Subscribed and sworn to before me by the said Anne Marie Durigon Kotas this 4th day of June, 2021.

Notary Public Gloria Walsh



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 Act.)

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EXHIBIT A

[Legal Description]

LOT 102 IN GALLAGHER AND HENRY'S ISHNALA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.