

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, Evangelos Diamantidis, a single man, and Ekaterini Diamantidis, a single woman, of the City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of Ten and no/oo dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to Evangelos Diamantidis, a single man, Ekaterini Diamantidis, a single woman, of Lincolnwood, Illinois, and Stella Zervos, a single woman, of Lincolnwood, Illinois, not as joint tenants but as tenants in common, to have and to hold the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 31 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S SECOND MCCORMICK BOULEVARD ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: general real estate taxes for 2020 and subsequent years, 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 property.

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

Permanent Real Estate Index Number: 10-25-300-031-0000

Address of Real Estate: 3114 W. Jerome St., Chicago, IL 60645.

DATED this 30th day of January, 2021


EKATERINI DIAMANTIDIS


EVANGELOS DIAMANTIDIS



21190251880

Doc# 2119025188 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/09/2021 11:59 AM PG: 1 OF 3

Above Space For Recorder's Use Only

REAL ESTATE TRANSFER TAX 09-Jul-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 +

10-25-300-031-0000 | 20210701697114 | 0-387-580-688

REAL ESTATE TRANSFER TAX 09-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-25-300-031-0000 | 20210701697114 | 1-275-659-024


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State of Illinois)
)
 County of Cook)

SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Ekaterini Diamantidis and Evangelos Diamantidis, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the declaration that the property is not subject to the right of homestead.

Given under my hand and official seal this 30th day of January, 2021.




 Notary Public



My commission expires 05/26/21.

This instrument prepared by: Brian J. Matsko, Esq., Hurley Stanners & Matsko, LLC, 2622 W. Peterson Ave., Suite 9, Chicago, Illinois 60659.

"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
<u>1/30/21</u> Date	 Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 30th day of January, 2021.

Ekaterini Diamantidis
EKATERINI DIAMANTIDIS

Evangelos Diamantidis
EVANGELOS DIAMANTIDIS

Subscribed and sworn to before me by the said Ekaterini Diamantidis and Evangelos Diamantidis, this this 30th day of January, 2021.



Notary Public: *Brian J Matsko*

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 30th day of January, 2021.

Ekaterini Diamantidis
EKATERINI DIAMANTIDIS

Stella Zervos
STELLA ZERVOS

Evangelos Diamantidis
EVANGELOS DIAMANTIDIS

Subscribed and sworn to before me by the said Ekaterini Diamantidis, Stella Zervos and Evangelos Diamantidis, this 30th day of January, 2021.



Notary Public: *Brian J Matsko*

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.)