

# UNOFFICIAL COPY

This instrument prepared by:  
Gregory Law Offices, Ltd.  
1410 Higgins Road, Suite 204  
Park Ridge, IL 60068



Doc# 2123757015 Fee \$88.00

Mail future tax bills to:  
John Stefanis & Vasiliki Stefanis  
7722 W. Main Street  
Niles, IL 60714

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2021 12:57 PM PG: 1 OF 3

Mail this recorded instrument to:  
Gregory Law Offices, Ltd.  
1410 Higgins Road, Suite 204  
Park Ridge, IL 60068

## TRUSTEE'S DEED IN TRUST

This Indenture, made this 6<sup>th</sup> day of August, 2021, between John Stefanis, Trustee of the John Stefanis Irrevocable Family Trust Dated April 28, 2015, party of the first part, and John Stefanis, Trustee of the John Stefanis 2021 Revocable Declaration of Trust Dated August 6, 2021, an inter vivos trust, of the Village of Niles, Illinois, party of the second part.

Witnesseth. That said party of the first part in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to-wit:

Unit 2 together with its undivided percentage interest in the common elements, in the 7019 West Irving Park Condominium, as delineated and defined in the declaration recorded, as document number 0020194903 and in the Survey, attached thereto, of Lot 7, and Lot 8 in the Ultiz ad Heilmann's Irving Park Boulevard Addition, being a subdivision of the North 1/2 of the Northwest 1/4 of Section 19 (Except the East 40 acres and that part of the West 1674.1 Feet Lying South of the Road) of the Southwest 1/4 of Section 18, all in Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of parking Space P-5 and storage Unit S-4, limited common elements, as set forth and provided in the aforementioned declaration of Condominium.

Permanent Index Number(s): 13-19-104-056-1002

Property Address: 7019 W. Irving Park Road, Unit 2, Chicago, IL 60634-2207

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

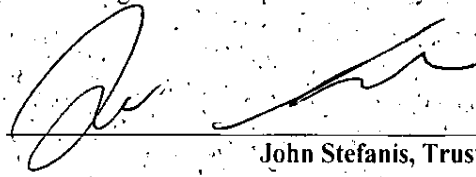
**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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### Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

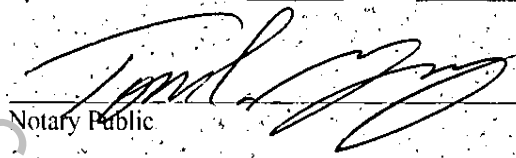
  
\_\_\_\_\_  
John Stefanis, Trustee

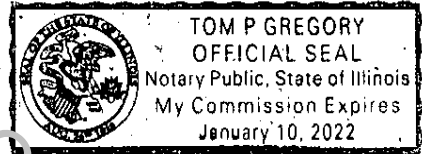
STATE OF ILLINOIS  
COUNTY OF COOK

} SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **John Stefanis, Trustee of the John Stefanis Irrevocable Family Trust Dated April 28, 2015**, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

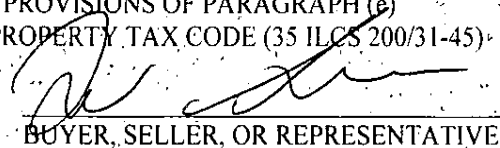
Given under my hand and Notarial Seal this 6th day of August, 2021

  
\_\_\_\_\_  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)  
SECTION 31-45, PROPERTY TAX CODE (35 ILCS 200/31-45)

August 6, 2021  
DATE

  
\_\_\_\_\_  
BUYER, SELLER, OR REPRESENTATIVE

### REAL ESTATE TRANSFER TAX 25-Aug-2021



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

13-19-104-056-1002 | 20210701605830 | 1-260-279-568

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

### REAL ESTATE TRANSFER TAX 25-Aug-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-19-104-056-1002 | 20210701605830 | 0-182-587-152

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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: 08 | 06 | 20 21

SIGNATURE: [Signature]  
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:

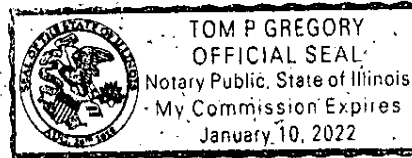
Tom P. Gregory

By the said (Name of Grantor): John Stefanis, Trustee

On this date of: 08 | 06 | 20 21

NOTARY SIGNATURE: [Signature]

#### 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: 08 | 06 | 20 21

SIGNATURE: [Signature]  
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:

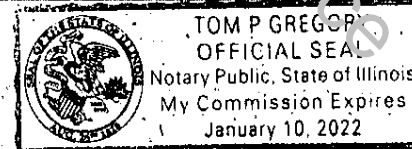
Tom P. Gregory

By the said (Name of Grantee): John Stefanis, Trustee

On this date of: 08 | 06 | 20 21

NOTARY SIGNATURE: [Signature]

#### 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)**