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Doc# 2123917117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/27/2021 11:27 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210058274LD

Dec ID 20210801646709

MAIL TAX STATEMENTS TO:
John Theodosopoulos
Mary Theodosopoulos
1409 Madison St
Evanston, IL 60202

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 10-24-407-025-0060

QUIT CLAIM DEED

THIS DEED made and entered into on this 10 day of July, 2021, by and between **John Theodosopoulos, a married man, joined in execution by his spouse, Mary Theodosopoulos**, a mailing address of 1409 Madison St, Evanston, IL 60202, hereinafter referred to as Grantor(s) and **John Theodosopoulos and Mary Theodosopoulos, husband and wife, as tenants by the entirety**, a mailing address of 1409 Madison St, Evanston, IL 60202, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

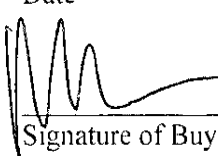
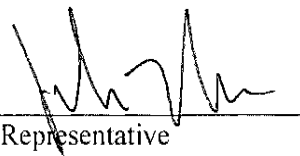
Property commonly known as: 1409 Madison St, Evanston, IL 60202

Prior instrument reference: Instrument Number: 0030303578, Recorded: 03/05/2003

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

CITY OF EVANSTON
EXEMPTION

7/10/2021
Date

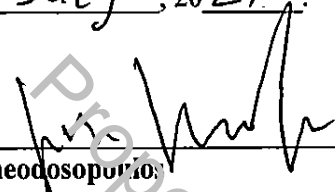
 
Signature of Buyer, Seller or Representative

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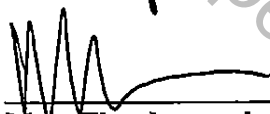
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10 day of July, 2021.



John Theodosopoulos




Mary Theodosopoulos

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Theodosopoulos and Mary Theodosopoulos is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10 day of July, 2021.



Notary Public
My commission expires: 06/26/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

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STATEMENT BY GRANTOR AND GRANTEE

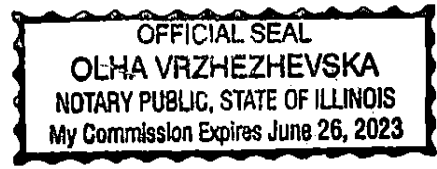
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 10th, 20 21.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said JOHN THEODOPOULOS and MARY THEODOPOULOS this 10, day of July, 20 21.

[Signature]
Notary Public
My commission expires: 06/26/2023



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

Dated July, 10th, 20 21.

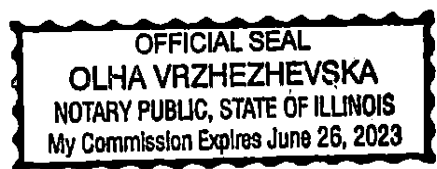
Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said JOHN THEODOPOULOS and MARY THEODOPOULOS this 10, day of July, 20 21.

[Signature]
Notary Public
My commission expires: 06/26/2023

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



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LEGAL DESCRIPTION

The following described property situated in the County of Cook, State of Illinois - to wit:

Lot 1 in Howard's re-subdivision of Lots 11 and 12 in Block 1 in welter's addition to Evanston, being a subdivision of the North 1/2, of the Northeast 1/4 of the Southeast 1/4 of section 24, township 41 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Parcel/APN/Tax ID: 0-24-407-025-0000

Property of Cook County Clerk's Office