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Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

2718849

Doc#: 2131249106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2021 11:31 AM Pg: 1 of 5

PREPARED BY:

Andrew T. Hays
55 W. Wacker Dr., 14th Flr.
Chicago, IL 60601

Dec ID 20211001696494
ST/CO Stamp 1-257-196-688
City Stamp 0-183-454-864

MAIL RECORDED DEED TO:

Eugenia Floudas
7547 W. Argyle St.
Harwood Heights, IL 60706

MAIL TAX BILL TO:

Eugenia Floudas
7547 W. Argyle St.
Harwood Heights, IL 60706

EXECUTOR'S DEED

THIS DEED, made this 3rd day of January, 2020 by Eugenia Floudas of Harwood Heights, Illinois, as Independent Executor of the **ESTATE OF PANAGIOTIS FLOUDAS** (hereinafter referred to as "Grantor"), and of Eugenia Floudas of Harwood Heights, Illinois (hereinafter referred to as "Grantee"):



WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Panagiotis Floudas, by the Circuit Court of Cook County, Illinois, on November 29, 2018, in Case Number 18 P 7712, and has duly qualified as such Executor.


NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Panagiotis Floudas, Decedent, and in consideration of the sum of ONE DOLLAR (\$1.00) to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Grantee Eugenia Floudas outright, Grantor's interest in the the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows:

Permanent Index Number(s) : 13-16-201-037-0000, 13-16-201-038-0000

Address of Real Estate: 5035 W. Lawrence Ave., Chicago, Illinois 60630

See Legal Description attached hereto as Exhibit A.

| REAL ESTATE TRANSFER TAX | | 09-Nov-2021 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 13-16-201-038-0000 20211001696494 1-257-196-688 | | |

| REAL ESTATE TRANSFER TAX | | 08-Nov-2021 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 13-16-201-038-0000 20211001696494 0-183-454-864 | | |

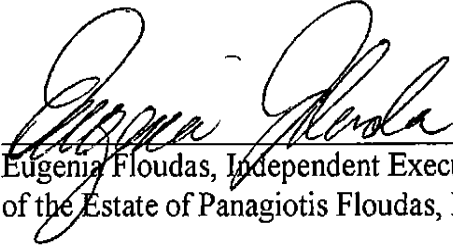
* Total does not include any applicable penalty or interest due.

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Panagiotis Floudas, Deceased, in and to the premises.

TO HAVE AND TO HOLD same unto said Grantee outright, forever.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set her hand and seal the day and year first above written.

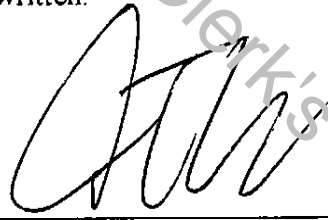

 Eugenia Floudas, Independent Executor
 of the Estate of Panagiotis Floudas, Deceased

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

On Jan before me personally appeared Eugenia Floudas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, the day and year first above written.




 Notary Public
 My Commission Expires: 1 | 13 | 21

This transfer is exempt under the provisions of Paragraph (e) of 35 ILCS 200/31-45.

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EXHIBIT A

PARCEL 1:

LOTS 2 AND 3 (EXCEPT THE EAST 15 FEET OF LOT 2) AND LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND OF LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1912 IN BOOK 117 OF PLATS PAGE 10 AS DOCUMENT 4957523 IN COOK COUNTY ILLINOIS.

PARCEL 2

LOT 5 (EXCEPT THAT PART OF LOT 5 AFORESAID LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 5 WHICH SAID POINT IS 101.8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 EXCEPT THAT PART OF LOT 6 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST LINE OF LOT 6 WHICH POINT IS 83 FEET SOUTH OF NORTHWEST CORNER OF NORTHEAST CORNER OF SAID LOT 6 THENCE ALONG A STRAIGHT LINE TO A POINT ON EAST LINE OF SAID LOT WHICH POINT IS 101.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 7 (EXCEPT THAT PART LYING SOUTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 7 WHICH POINT IS 76 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO A POINT ON THE

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EAST LINE OF SAID LOT WHICH SAID POINT IS 100 FEET SOUTH OF THE NORTHEAST CORNER) IN RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 AND THE EAST 15.00 FEET OF LOT 2, IN THE RESUBDIVISION OF LOT 1 TO 6 (BOTH INCLUSIVE) AND LOTS 19 TO 24 (BOTH INCLUSIVE), IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, IL.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 January 3, 2020

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Andrew Hays
This 3rd day of January, 2020
Notary Public [Signature]

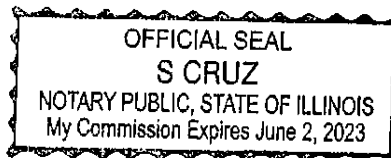


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date January 3, 2020

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Andrew Hays
This 3rd day of January, 2020
Notary Public [Signature]



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.)