

UNOFFICIAL COPY

Doc# 2132020543 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2021 11:45 AM Pg: 1 of 6

QUIT CLAIM DEED ILLINOIS

Dec ID 20211101638798
ST/CO Stamp 0-111-668-368

Above Space For Recorder's Use Only


THE Grantor(s) Chronis Chronopoulos, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Chronis Chronopoulos and Christina Chronopoulos, a married couple, as tenants by the entirety, residing at 204 Flora Ave., Glenview, IL. 60025 the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 09-12-306-020-0000

Address of Real Estate: 204 Flora Ave., Glenview, IL. 60025

The date of this deed of conveyance is: Sept 30, 2021

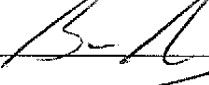

(SEAL) Chronis Chronopoulos

(SEAL)

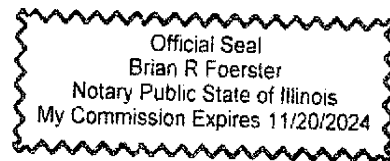
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally Chronis Chronopoulos and Christina Chronopoulos known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. *DN 9/30/21

(Impress Seal Here)
(My Commission Expires 11-20-2024)

Given under my hand and official seal


Notary Public

By Ticor Title Insurance Company 2002 Page 1



C. T. I. /CY

211067145826CS
10/2 RB

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LEGAL DESCRIPTION

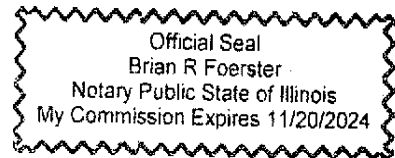
LOT42 IN EUGENIA, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

“Exempt under 35 ILCS 200/31-45 paragraph (e)
Section 4, Real Estate Transfer Act

Date: September 30, 2021

[Signature]
Signature of Buyer, Seller or Representative”

[Signature]



This instrument was prepared by: Chronis Chronopoulos 204 Flora Ave. Glenview, IL. 60025

Send subsequent tax bills to: Chronis Chronopoulos 204 Flora Ave. Glenview, IL. 60025

Recorder-mail recorded document to: Chronis Chronopoulos 204 Flora Ave. Glenview, IL. 60025

REAL ESTATE TRANSFER TAX

12-Nov-202



COUNTY: 0.0
ILLINOIS: 0.0
TOTAL: 0.0

09-12-306-020-0000

| 20211101638798 | 0-111-668-368

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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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Sept 30, 2021

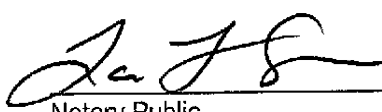


Signature

Tami L. Sears

Print Name

Subscribed and sworn to before me this 30th of Sept, 2021



Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Sept 30, 2021




Signature

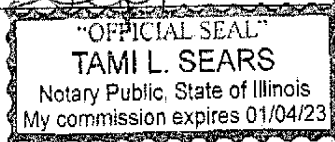
Tami L. Sears

Print Name

Subscribed and sworn to before me this 30th of Sept, 2021



Notary Public



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.



UNOFFICIAL COPY

Declaration ID: 20211101638798

Status: Closing Completed

State/County Stamp: 0-111-668-368

Document No.: Not Recorded

City Stamp:

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property 204 FLORA AVE GLENVIEW 60025-4720
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 09-12-306-020-0000 Township Maine

Date of Deed 9/30/2021 Type of Deed Quit Claim Deed

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. 12 Twp. Maine Range 12

LOT 42 IN EUGENIA, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

| | |
|--|------|
| Full actual consideration | 0.00 |
| Less amount of personal property included in purchase | 0.00 |
| Net consideration for real estate | 0.00 |
| Less amount of mortgage to which property remains subject | 0.00 |
| Net taxable consideration | 0.00 |
| Amount of tax stamps (\$.25 per \$500 or part thereof) | 0.00 |

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

CHRONIS CHRONOPOULOS 204 FLORA AVE GLENVIEW 60025-4720
 Name and Address of Seller Street or Rural Route City ZIP Code

CHRONIS CHRONOPOULOS 204 FLORA AVE GLENVIEW 60025-4720
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

CHRONIS CHRONOPOULOS 204 FLORA AVE GLENVIEW IL 60025-4720
 Name or company Street address City State ZIP Code

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City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status _____
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1143(c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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Documnet No.: Not Recorded

Additional Sellers Information

Additional Buyers Information

| Buyer's name | Buyer's address (after sale) | City | State | ZIP | Buyer's phone | Country |
|---------------------------|------------------------------|------|-------|-----|---------------|---------|
| CHRISTINA CHRONOPOULOS | | | | | | |

Property of Cook County Clerk's Office