

WARRANTY DEED

ILLINOIS



Doc# 2133357014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2021 12:29 PM PG: 1 OF 3

ANTIC 202100023 1072

THE GRANTORS, DIMITRIS BEZANIS AND ILIANA BEZANIS, as husband and wife of Palos Hills, Cook County, Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to:

KRYSTAL L. CANTU, A Single Woman of  
15449 Ridgeland Ave Oak Forest IL 60452

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:  
See Attached Legal Description

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 2021 and subsequent years; Covenants, conditions and restrictions of record, if any; general real estate taxes and special assessments not due and payable at the time of Closing, zoning law and building ordinances, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Number(s): 23-23-111-058-0000  
Address: 26 Cour Deauville Palos Hills, IL 60465

The date of this deed of conveyance is November 19, 2021.

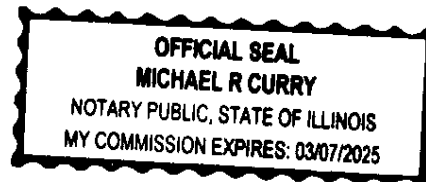
Dimitris Bezanis  
Dimitris Bezanis

Iliana Bezanis  
Iliana Bezanis

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 Dimitris Bezanis and Iliana Bezanis of the State of Illinois 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal on November 19, 2021.

Michael R Curry  
Notary Public



REAL ESTATE TRANSFER TAX

29-Nov-2021



COUNTY: 90.00  
ILLINOIS: 180.00  
TOTAL: 270.00

23-23-111-058-0000

20211101647000 | 1-436-009-104

# UNOFFICIAL COPY

## 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: 11 | 19 | 2021

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:

By the said (Name of Grantor): Dimitris Bezanis

On this date of: 11 | 19 | 2021

NOTARY 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: 11 | 19 | 2021

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:

By the said (Name of Grantee): Krystall Cantu

On this date of: 11 | 19 | 2021

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



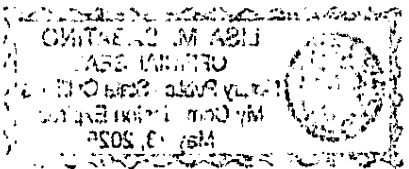
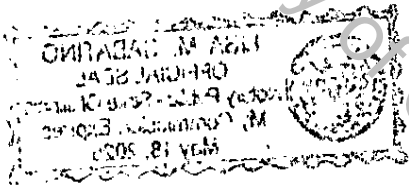
### CRIMINAL LIABILITY NOTICE

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)

# UNOFFICIAL COPY

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**UNOFFICIAL COPY****LEGAL DESCRIPTION**

## Parcel No 1:

Area Number 4 (except the Northerly 147.34 feet thereof) in Lot 11 of Palos Riviera Unit Number 5, being a Subdivision of part of the Northwest Quarter of Section 23, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel No 2:

Easement to and for the benefit of Parcel 1 as set forth in the Plat of Palos Riviera Unit Number 5 recorded March 6, 1973 as Document Number 22240901 for ingress and egress all in Cook County, Illinois.

Permanent Index Number(s): 23-23-111-058-0000

Address: 26 Cour Deauville Palos Hills, IL 60465

This instrument was prepared by:  
Michael R. Curry  
2021 Midwest Rd. #200  
Oak Brook, IL 60523

Send subsequent tax bills to:  
Krystal L. Cantu  
26 Cour Deauville  
Palos Hills 60465

Recorder-mail recorded document to:  
Russ Kazda  
17112 S. Oak Park  
Ave Tinley Park  
60477