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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Company to Individual)**

Doc#: 213333235 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2021 04:09 PM Pg: 1 of 2

Dec ID 20211101639475
ST/CO Stamp 0-379-862-160 ST Tax \$878.00 CO Tax \$439.00
City Stamp 1-466-121-360 City Tax: \$9,219.00

1 of 1

21GSA 255418LP

THE GRANTOR, Giles Avenue Development, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said company, **CONVEY(S) and WARRANT(S)** Christos Nicolopoulos and Pamela Nicolopoulos, husband and wife, as ^{JOINT} ~~tenants by the Entirety~~ (**GRANTEE'S ADDRESS**) 1810 North Stratford Road, Arlington Heights, Illinois 60004 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~DEL~~ and not as tenants in common ~~DEL~~

LOT 6 IN J.B. VALLIQUETTE'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record public and utility easements and roads and highways, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 17-34-318-005-0000
Address of Real Estate: 3713 South Giles Avenue, Chicago, Illinois 60653

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager on this 12th day of November, 2021.

Giles Avenue Development, LLC,
an Illinois Limited Liability Company

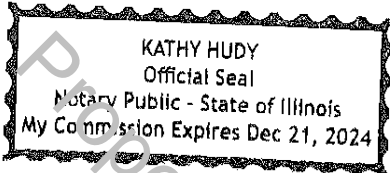
By William Sullivan
William Sullivan, Manager

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that **William Sullivan**, personally known to me to be the Manager of the **Giles Avenue Development, LLC**, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of November, 2021.



Kathy Hudy (Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
1424 West Division Street
Chicago, Illinois 60642

Mail To:

Lee T. Poteracki, Esq.
216 Higgins Road
Park Ridge, Illinois 60068

Name & Address of Taxpayer:

Christos Nicolopoulos K
Pamela Nicolopoulos R
~~3712 S. Giles Avenue~~
Chicago, Illinois ~~60652~~ 60004
Arlington Heights

1810 N Stratford Ave

Property of Cook County Clerk's Office