

# UNOFFICIAL COPY

## WARRANTY DEED (INDIVIDUALS TO TRUSTS)

Doc#: 2203521015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2022 07:27 AM Pg: 1 of 3

THE GRANTORS, Constantine Zissimopoulos and  
Carole W Zissimopoulos, husband and wife,

Dec ID 20220101601317

of the Village of Westchester, County of Cook, State of  
Illinois, for and in consideration of Ten and No/100  
Dollars

CONVEY AND WARRANT to

Constantine Zissimopoulos, Trustee of the Constantine  
Zissimopoulos Trust dated January 14, 2022, as to an  
undivided fifty (50%) percent interest, and to Carole  
Zissimopoulos, Trustee of the Carole Zissimopoulos Trust  
dated January 14, 2022, as to an undivided fifty (50%)  
percent interest; beneficial interests under said trusts to be  
held by Constantine Zissimopoulos and Carole  
Zissimopoulos husband and wife, as tenants by the entirety  
11149 Regency Drive, Westchester, IL 60154

### TRANSFER STAMP Certification of Compliance

Village of Westchester, Illinois

1/24/2022

OB

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.

Permanent Real Estate Number(s): 15-29-300-029-1039

Address of Real Estate: 11149 Regency Dr, Westchester, IL 60154

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

DATED this 14<sup>th</sup> day of January, 2022

Buyer, Seller, or Representative

Constantine Zissimopoulos (SEAL)  
Constantine Zissimopoulos

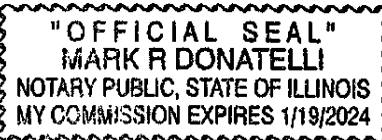
Carole W Zissimopoulos (SEAL)  
Carole W Zissimopoulos

Constantine Zissimopoulos (SEAL)  
Constantine Zissimopoulos, Trustee of the Constantine Zissimopoulos  
Trust dated January 14, 2022, hereby accepts the  
conveyance set forth herein above

Carole Zissimopoulos (SEAL)  
Carole Zissimopoulos, Trustee of the Carole Zissimopoulos  
Trust dated January 14, 2022, hereby accepts the  
conveyance set forth herein above

State of Illinois, County of DuPage. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that Constantine Zissimopoulos and Carole Zissimopoulos, are personally known to me to be the same persons whose names are subscribed to  
the foregoing instrument, appeared before me this day in person, and acknowledge 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 this 14<sup>th</sup> day of January, 2022



Notary Public

Prepared by: Mark R. Donatelli, Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, IL. 60521

Mail To:  
Donatelli & Coules, Ltd.  
(Name)  
15 Salt Creek Lane, #312  
(Address)  
Hinsdale, Illinois 60521  
(City, State and Zip)

Send Subsequent Tax Bills To:  
Mr. & Mrs. Constantine Zissimopoulos  
(Name)  
11149 Regency Drive  
(Address)  
Westchester, IL 60154  
(City, State and Zip)

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## LEGAL DESCRIPTION

PARCEL 1 UNIT 1149 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COURTYARDS OF WESTCHESTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85243832, AS AMENDED FROM TIME TO TIME, IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85243832 AND AS CREATED BY DEED MADE BY HARRIS BANK OF HINSDALE, AS TRUSTEE UNDER TRUST NUMBER L-888, IN COOK COUNTY, ILLINOIS

P.I.N.: 15-29-300-029-1039

Commonly known as: 11149 Regency Drive, Westchester, IL 60154

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTORS AND GRANTEES

The grantor(s) or their agent(s) affirm that, to the best of their knowledge, the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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.

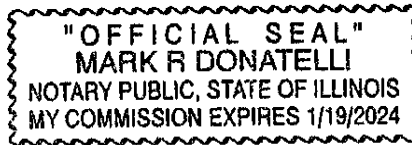
Dated: January 14, 2022

[Signature]  
Grantor or Agent

[Signature]  
Grantor or Agent

Subscribed and sworn to before  
this 14<sup>th</sup> day of January, 2022.

[Signature]  
Notary Public



The grantee(s) or their agent(s) affirm and verify that the name(s) of the grantee(s) shown on the deed or the assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business's 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.

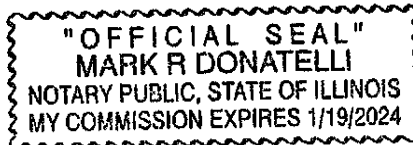
Dated. January 14, 2022

[Signature]  
Grantee or Agent

[Signature]  
Grantee or Agent

Subscribed and sworn to before  
this 14<sup>th</sup> day of January, 2022.

[Signature]  
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