

UNOFFICIAL COPY

1/3 226N Delphia Ave PK
Quit Claim Deed

Doc#: 2212439241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 11:49 AM Pg: 1 of 4

Dec ID 20220401600198
ST/CO Stamp 0-951-859-088
City Stamp 0-218-355-600

ILLINOIS STATUTORY

MAIL TO:



NAME & ADDRESS OF TAXPAYER:

Hermes Real Estate
5329 Delphia # 130
Chicago IL 60656

THE GRANTORS, Steven Nikolidakis a single man transferring a non-homestead property for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO Hermes Real Estate, LLC, an Illinois limited liability company, all interest in the following described real estate situation in the County of, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

UNIT NUMBER 130, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOTS 3 AND 4, IN ALBERT SCHORSCH SON'S CATHERINE COURTS, TRACT NUMBER 1, IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS, TRACT NUMBER 1; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1, AND AT THE NORTH LINE OF LOT 5, IN SAID SUBDIVISION, 965.76 FEET; THENCE SOUTH, 304.06 FEET, TO THE POINT OF BEGINNING, OF THE LAND TO BE DESCRIBED; THENCE SOUTH, 164.2 FEET; THENCE NORTH, 89 DEGREES 58 MINUTES 55 SECONDS WEST, 304.85 FEET; TO THE WEST LINE OF SAID LOTS 3 AND 4; THENCE NORTH, 1 DEGREE 38 MINUTES 10 SECONDS EAST, 164.2 FEET; THENCE SOUTH, 89 DEGREES 58 MINUTES 55 SECONDS EAST, 300.15 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, MADE BY MCNERNEY-GOSLIN, INCORPORATED, IN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22420105; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED 1.84 PERCENT INTEREST, IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

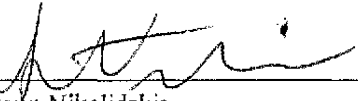
TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 12-11-119-019-1034

Property Address: 5329 N. Delphia Ave, Unit 130, Chicago, IL 60656

UNOFFICIAL COPY

Dated this 25 day of April, 2022



Steven Nikolidakis (Seal)

(Print or type name here) (Seal)

(Print or type name here) (Seal)

(Print or type name here) (Seal)

Property of Cook County Clerk's Office

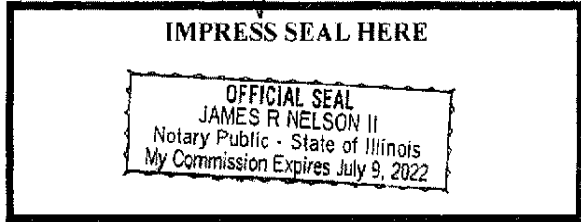
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 acknowledged that signed, sealed and delivered the said instrument as 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 notarial seal this 24th day of April, 2022

Notary Public
My commission expires on _____



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

James R Nelson
Law Office of James R. Nelson & Associates LLC
James R Nelson
617 Devon Ave.
Park Ridge, IL 60068

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31-45, PROPERTY TAX CODE.~~
~~EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR ()~~
~~EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX~~
DATE: _____
Signature of Buyer, Seller or Representative.

Exempt Under Provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

4/29/22 [Signature]
Date Buyer, Seller Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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: 4/25/2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

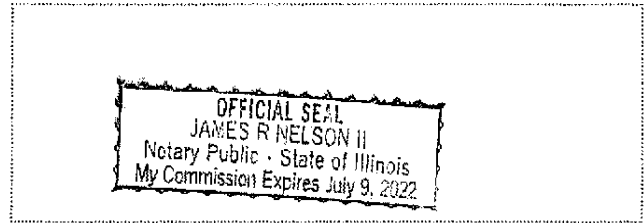
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Steven Nikolaidakis

On this date of: 4/25/2022

NOTARY SIGNATURE: [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: 4/25/2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

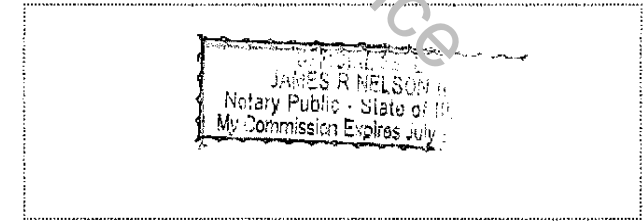
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Steven Nikolaidakis

On this date of: 4/25/2022

NOTARY SIGNATURE: [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)**)