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2226522005D

Doc# 2226522005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2022 09:44 AM PG: 1 OF 4

QUIT CLAIM DEED

22006747DK

GRANTORS, Asteri Properties, LLC, an Illinois Limited Liability Company, and Sokratis Vasilas, an unmarried man, for no consideration (\$0),

CONVEY and QUIT CLAIM to the GRANTEE,

Sokratis Vasilas, an unmarried man the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

*****SEE LEGAL DESCRIPTION ATTACHED HERETO


COMMONLY KNOWN AS: 1020 N. State St., Unit 15J,
Chicago, Illinois 60610

PERMANENT INDEX NUMBER: 17-04-424-051-1431

SUBJECT TO: General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

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Chris Karabelas, as Manager of
Asteri Properties, LLC

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State afore said **DO HEREBY CERTIFY THAT Chris Karabelas**, personally known to me to be the same person whose name is 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 herein set forth.

Given under my hand and official seal, this 21 day of June 2022




Notary Public (SEAL)



COUNTY – ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
“E”, SECTION 4, REAL ESTATE TRANSFER ACT.

Susan A. Smallwood 8/26/22
Representative

Subsequent tax bills to:
Chris Karabelas
1030 N. State St., Unit 27GH,
Chicago, IL 60610

Return to and Prepared by:
Reveliotis Law, PC
1030 W. Higgins Road, Suite 101
Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX		22-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		22-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-424-051-1431 | 20220901644007 | 1-949-947-472

* Total does not include any applicable penalty or interest due.

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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 assignment of beneficial interest in and 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, 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 6/21/2022 Signature [Signature]
Grantor or Agent

Dated 6/21/2022 Signature _____
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor
THIS 21 DAY OF June, 2022.



NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in and 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, 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 6/21/2022 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee
THIS 21 DAY OF June, 2022.



NOTARY PUBLIC [Signature]

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, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 15J TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25773994, AS AMENDED, IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AN D FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 25773375 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property Ref.: 1030 N. State Street, Unit 15J, Chicago, IL 60610-2828
Perm Tax#: 17-04-47-031-1431

Property of Cook County Clerk's Office