

UNOFFICIAL COPY

Doc#: 2307644111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 12:53 PM Pg: 1 of 6
Dec ID 20230101639953

AFTER RECORDING RETURN TO:
Title365/Recording Team
345 Rouser Road, Bldg 5, Suite 101
Coraopolis, PA 15108
File No. ORG-408351

NAME AND ADDRESS OF TAXPAYER:
Anastasios Goulos and Serena Goulos
8917 Parkside Avenue
Oak Lawn, IL 60453

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 24-05-221-004-0000

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

THIS DEED made and entered into on this 11 day of February, 2023, by and between **Serena Goulos, who acquired title as Serena Pawela and Anastasios Goulos, now married to each other**, residing at 8917 Parkside Avenue, Oak Lawn, IL 60453, hereinafter referred to as Grantor(s) and **Anastasios Goulos and Serena Goulos, a married couple, as joint tenants and not in tenancy in common**, residing at 8917 Parkside Avenue, Oak Lawn, IL 60453, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Cook, State of Illinois and more particularly described as follows:

Lot 69 in Central Avenue and 91st Street Subdivision, being a subdivision of the East 1/4 of the South 1/2 of the Northeast 1/4 of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL ID NUMBER: 24-05-221-004-0000

Property commonly known as: 8917 Parkside Avenue, Oak Lawn, IL 60453

Prior Instrument Reference: Document Number: 0601805218, Recorded: 01/18/2006

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"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

3/1/23
Date

[Signature]
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Gran(or)s has/have signed and sealed this deed, this 27 day of February 20 23.

[Signature: Serena Goulos]
Serena Goulos

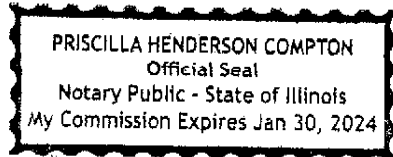
STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on this 27 day of February 20 23 by Serena Goulos

[Signature: Priscilla Henderson Compton]
(Signature of Notary Public)

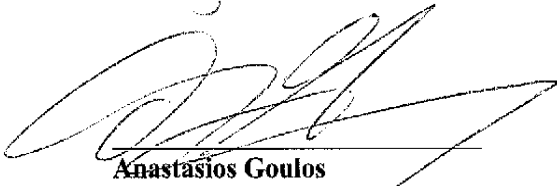
Print Name: Priscilla Henderson Compton

My commission expires: 1/30/2024




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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 27 day of February, 2023.


Anastasios Goulos

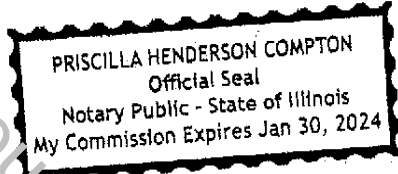
STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on this 27 day of February, 2023 by **Anastasios Goulos**


(Signature of Notary Public)

Print Name: Priscilla Henderson Compton

My commission expires: 1/30/2024



PRISCILLA HENDERSON COMPTON
Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated February 27, 2023.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Anastasio Goules
Serena Pawela this 27, day of February, 2023.

[Handwritten Signature]
Notary Public
My commission expires: 1/30/2024



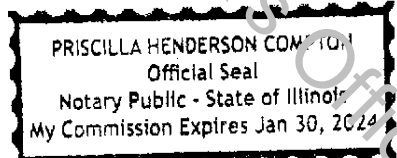
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated February 27, 2023.

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Anastasio Goules
Serena Goules this 27, day of February, 2023.

[Handwritten Signature]
Notary Public
My commission expires: 1/30/2024



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 if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Anastasio Goulos, Serena Goulos, being duly sworn on oath, states that We resides at 8917 Parkside Ave, Oak Lawn, IL 60453. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests herein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

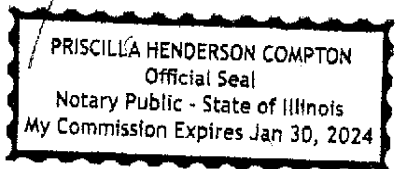
Affiant further state that We makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Anastasio Goulos

SUBSCRIBED and SWORN to before me

this 27 day of February, 2023

Priscilla Henderson Compton



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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

8917 S PARKSIDE

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 16TH day of MARCH, 2023

Thomas. E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

16TH Day of MARCH, 2023

