

UNOFFICIAL COPY

TRUSTEE'S DEED

This instrument was prepared
by and after recording mail to:

John N. Skoubis, Esq.
Skoubis Alikakos LLC
1990 E. Algonquin Rd.
Ste. 230
Schaumburg, Illinois 60173

Doc#: 2317833036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 09:32 AM Pg: 1 of 4

Dec ID 20230601652007
ST/CO Stamp 0-228-030-160
City Stamp 1-440-118-480

Above Space for Recorder's Use Only


This Agreement made this 31st day of May, 2023 by and between George Zervos, as Trustee of the George Zervos Revocable Trust dated August 26, 2009, and Denise Zervos, as Trustee of the Denise Zervos Revocable Trust Dated August 26, 2009, collectively, "Grantor", of 714 S. Chris Ln., Mt. Prospect, Illinois 60056, and 6870 N. NORTHWEST HWY, LLC, an Illinois limited liability company, "Grantee", of 714 S. Chris Ln., Mt. Prospect, Illinois 60056.

WITNESSETH: The Grantor in consideration of the sum of Ten and no/100 (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE ATTACHED EXHIBIT A- LEGAL DESCRIPTION

EXEMPT UNDER PROVISIONS OF THE ILLINOIS PROPERTY TAX CODE 35 ILCS 200/31-45, PARAGRAPH (E); COOK COUNTY CODE SECTION 74-106 PARAGRAPH (5); AND MUNICIPAL CODE OF CHICAGO 3-33-060, PARAGRAPH (E).

5/31/23
Date


Grantor, Grantee or Representative

****THIS IS NOT HOMESTEAD PROPERTY****

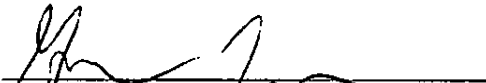
together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

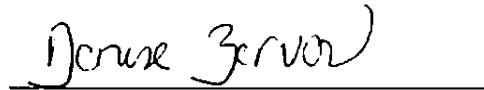
P.I.N.: 09-36-111-034-1016

Commonly known as: 6870 N. Northwest Hwy, Unit 3D, Chicago, Illinois 60631

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IN WITNESS WHEREOF, the Grantor George Zervos, as Trustee of the George Zervos Revocable Trust Dated August 26, 2009 and Denise Zervos, as Trustee of the Denise Zervos Revocable Trust Dated August 26, 2009, as Trustees aforesaid, hereunto set their hand and seal the day and year first above written.


George Zervos, as Trustee of the
George Zervos Revocable Trust
Dated August 26, 2009


Denise Zervos, as Trustee of the
Denise Zervos Revocable Trust
Dated August 26, 2009

STATE OF ILLINOIS

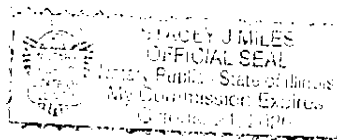
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT George Zervos, as Trustee of the George Zervos Revocable Trust dated August 26, 2009, and Denise Zervos, as Trustee of the Denise Zervos Revocable Trust Dated August 26, 2009, 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 they signed, sealed and delivered the said instrument as Trustees aforesaid as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of May, 2023


NOTARY PUBLIC

Commission expires: _____



SEND SUBSEQUENT TAX BILLS TO:

6870 N. Northwest Hwy, LLC
714 S. Chris Ln.
Mt. Prospect, Illinois 60056

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EXHIBIT A LEGAL DESCRIPTION

LOTS 7 AND 8, THE NORTHERLY $\frac{1}{2}$ OF THAT PART OF THE VACATED ALLEY LYING ALONG AND ADJOINING THE SOUTHERLY LINE OF SAID LOT 7, AS VACATED BY ORDINANCE OF THE CITY OF PARK RIDGE RECORDED AS DOCUMENT NUMBER 16222699, (TAKEN AS A TRACT) IN JANE'S ADDITION TO PARK RIDGE IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, MADE BY NATIONAL BANK OF AUSTIN, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 9, 1952, AND KNOWN AS TRUST NUMBER 2712, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19879601; TOGETHER WITH AN UNDIVIDED 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.

P.I.N.: 09-36-111-034-1016

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

The GRANTOR or his/her Agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

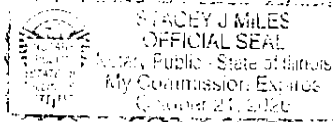
Date: May 31, 2023

Signature: John N. Stember

GRANTOR or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTOR on
this 31 day of May, 2023

Stacey J Miles
Notary Public



The GRANTEE or his/her 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 title to real estate under the laws of the State of Illinois.

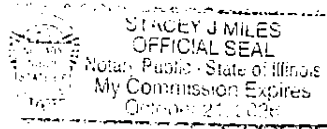
Date: May 31, 2023

Signature: John N. Stember

GRANTEE or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTEE on
this 31 day of May, 2023

Stacey J Miles
Notary Public



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)