

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#: 2317833195 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 11:18 AM Pg: 1 of 4

Dec ID 20230601652069
ST/CO Stamp 1-462-859-472
City Stamp 0-001-275-600

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 8701 W. Foster, 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).

6/2/23
Date

John N. Skoubis
Grantor, Grantee or Representative

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

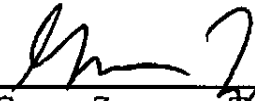
together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.


P.I.N.: 12-11-310-075-1016

Commonly known as: 8701 W. Foster Ave., Unit 206, Chicago, Illinois 60656

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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:

8701 W. Foster, LLC
714 S. Chris Ln.
Mt. Prospect, Illinois 60056

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 206 IN 8701 FOSTER AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 691 FEET (EXCEPT THE WEST 611 FEET, AS MEASURED ALONG THE NORTH LINE AND EXCEPT THE NORTH 40 FEET AS MEASURED AT 90 DEGREES AND EXCEPT THE SOUTH 274 FEET THEREOF) OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST ½ OF THE SOUTHWEST ¼; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST ¼ TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST ¼, 40 RODS; THENCE EAST ON A LINE PARALLEL WITH SAID NORTH LINE TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST ¼; THENCE NORTH TO THE POINT OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED JUNE 22, 1979 AS DOCUMENT NUMBER LR3099719 AND AMENDED BY INSTRUMENT FILED AUGUST 23, 1979 AS DOCUMENT NUMBER LR3113793, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-11-310-075-1016

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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: 5/31, 2023

Signature: *John N Shoub*
GRANTOR or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTOR on
this 30 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: 5/31, 2023

Signature: *John N Shoub*
GRANTEE or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTEE on
this 30 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)