

UNOFFICIAL COPY

TRUSTEE'S DEED

The Grantor, **Nicholas P. Panagakis**, not individually but as trustee of the **Nicholas P. Panagakis Trust** dated the 9th day of June, 2000, of 597 Balmoral Lane, Inverness, IL 60067, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, convey and warrant unto **Nicholas P. Panagakis**, a widower, of 597 Balmoral Lane, Inverness, IL 60067, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(The above space for Recorder's use only)

LOT 26 IN ARTHUR T. MCINTOSH AND COMPANY'S BRAEMAR OF INVERNESS, A SUBDIVISION OF PARTS OF SECTIONS 20, 21 AND 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED 9/11/75 AS DOCUMENT NO. 23219238.

Permanent Property Index No.: 02-21-300-014-0000

Address: 597 Balmoral Lane, Inverness, IL 60067

Subject to: general real estate taxes not due and payable at the time hereof; covenants, conditions and restrictions of record; building lines and easements, if any.

Signed and sealed this 9 day of July 2018.

Nicholas P. Panagakis
Nicholas P. Panagakis, not individually but as trustee of the Nicholas P. Panagakis Trust dated June 9, 2000



Doc# 2320534019 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 11:31 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

24-Jul-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-21-300-014-0000

| 20230701678095 | 1-607-315-920

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EXEMPT UNDER PROVISIONS OF
PARAGRAPH e SECTION 31-45
REAL ESTATE TRANSFER TAX ACT.

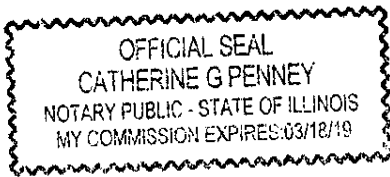
Blennell 7/9/2018
Buyer/Seller/Representative Date

STATE OF ILLINOIS

COUNTY OF COOK

I, Catherine G. Penney, a notary public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that **Nicholas P. Panagakis, not individually but as trustee of the Nicholas P. Panagakis Trust dated June 9, 2000,** is 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 therein set forth.

GIVEN under my hand and official seal this 9 day of July 2018.



Catherine G. Penney
Notary Public

Commission expires: March 18, 2019

Mail to:

Timothy G. Carroll
333 W Wacker Drive
Suite 1700
Chicago, IL 60606-1247

Mail subsequent tax bills to:

Nicholas P. Panagakis
597 Balmoral Lane
Inverness, IL 60067

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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: 7/9/2018

SIGNATURE: [Signature]
GRANTOR or AGENT

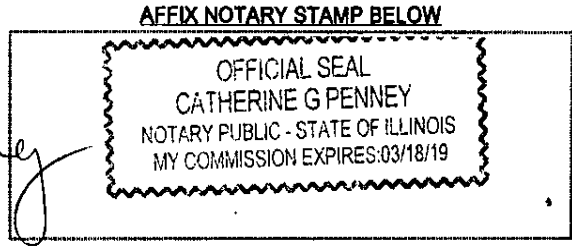
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): _____

On this date of: 7/9/2018

NOTARY SIGNATURE: [Signature]



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: 7/9/2018

SIGNATURE: [Signature]
GRANTEE or AGENT

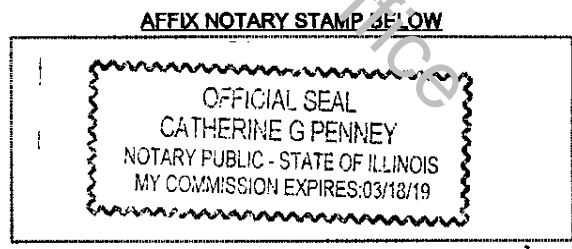
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): _____

On this date of: 7/9/2018

NOTARY SIGNATURE: [Signature]



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)**)