

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2327140241 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 02:37 PM Pg: 1 of 3

PREPARED BY AND MAIL THE RECORDED DEED TO:

David A. Pestell
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road, Suite 200
Riverwoods, Illinois 60015

Dec ID 20230901623266
ST/CO Stamp 1-987-658-704
City Stamp 1-771-783-120

SEND SUBSEQUENT TAX BILL TO:

2500/2504 W DIVERSEY LLC
4725 W. Lawrence Avenue
Chicago, Illinois 60630

THE GRANTORS, MICHAEL LOUKAS, not individually but as Trustee of the MICHAEL LOUKAS TRUST dated August 18, 1999 as amended, of 1850 Half Day Road, Bannockburn, Illinois, and LEONIDAS LOUKAS, a married man of 5 Crestview Drive, Glenview, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to 2500/2504 W DIVERSEY LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described real estate situated in Cook County, State of Illinois, and legally described as:

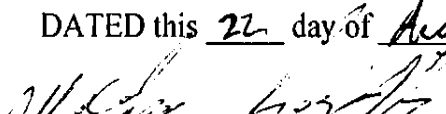
LOTS 19, 20 AND 21 IN BLOCK 3 IN CARTER'S ADDITION TO MALPEWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2500-2504 W. Diversey Ave., Chicago, Illinois 60647

Permanent Real Estate Index Number: 13-25-228-044-0000 (Lot 1) and
13-25-228-045-0000 (Lot 2)

NOT HOMESTEAD PROPERTY

DATED this 22 day of August, 2023


MICHAEL LOUKAS, as Trustee


LEONIDAS LOUKAS

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (E)

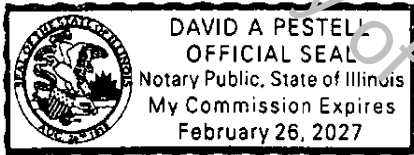

MICHAEL LOUKAS, Trustee, Grantor

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF Lake)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael Loukas and Leonidas Loukas personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and the free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22 day of August, 2023.



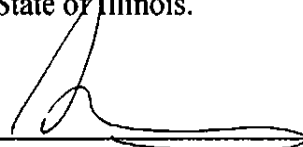
David A. Pestell
Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

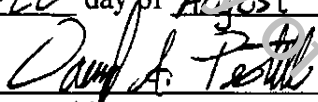
The grantor or his agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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



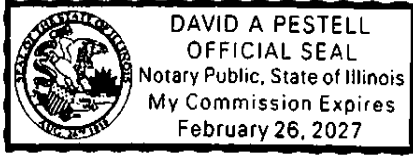
Grantor or Agent

Dated August 22, 2023.


SUBSCRIBED and SWORN to before me by the said Grantor this 22 day of August, 2023.



Notary Public



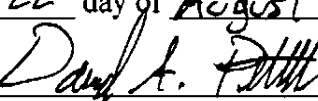
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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



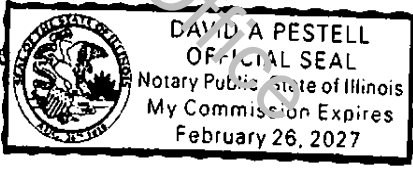
Grantee or Agent

Dated August 22, 2023.

SUBSCRIBED and SWORN to before me by the said Grantee this 22 day of August, 2023.



Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.