

UNOFFICIAL COPY



Doc# 2329315044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2023 01:16 PM PG: 1 OF 4

QUITCLAIM DEED

Space Above for County Clerk's Use

Return Recorded Document To:

Name & Address of Taxpayer:

ALEXANDER D. FLOUTSIS
620 CONCORD WAY
PROSPECT HEIGHTS, ILLINOIS 60070

ALEXANDER D. FLOUTSIS
620 CONCORD WAY
PROSPECT HEIGHTS, ILLINOIS 60070

THE GRANTOR(s) ALEXANDER D. FLOUTSIS
of the City/Village of LAKE ZURICH County of LAKE State of ILLINOIS

for and in consideration of \$10 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) ALEXANDER D. FLOUTSIS AND EFFIE NIKOLAS AND LOUIS E. NIKOLAS
(Grantee's address) 620 CONCORD WAY - PROSPECT HEIGHTS, ILL. 60070
of the City/Village of PROSPECT HEIGHTS County of COOK State of ILLINOIS

in the form of ownership: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

Legal Description and Subdivision
SEE ATTACHED SHEET FOR FULL LEGAL DESCRIPTION

Property Index # (PIN)	Address	PropType	Unit	S	T	R	Subdiv	Lot	Block	Part Lot	Bldg
03-26-102-008-1103	620 CONCORD WAY	C	253620	26	42	11	96414870				

Permanent Index Number(s) P.I.N. 03-26-102-008-1103

Property Address 620 CONCORD WAY - PROSPECT HEIGHTS, ILLINOIS 60070

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

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The land referred to in this Commitment is described as follows:

UNIT 2-5-J-820 IN THE COUNTRY CLUB VILLAS AT ROB ROY CONDOMINIUM, AS DELINEATED ON A SURVEY Or THE FOLLOWING DESCRIBED LAND: PORTIONS OF LOT 1 IN THE COUNTRY CLUB VILLAS AT ROB ROY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96-414-870, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 620 CONCORD WAY, Prospect Helghta, Illinois 60070

Parcel ID(s): 03-26-102-008-1103

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Parcel ID(s): 03-26-102-008-1103

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-Oct-2023

03-26-102-008-1103

20231001653660 | 0-098-229-200

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Dated this 17 day of October, 2023.

Signature(s) of Grantor(s):

[Signature]
ALEX FLOJTSIS
(Printed Name)

(Printed Name)

STATE OF ILLINOIS }
 } SS
County of Cook }

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Alex Flojtsis
is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17 day of October, 2023.

[Signature]
Notary Public

My commission expires February 19, 2024.

Name & Address of Preparer:

LOUIS NIKOLAS
620 CONCORD WAY
PROSPECT HEIGHTS, ILL. 60070



Affix: State of Illinois / Cook County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph X

Section 4, Real Estate Transfer Act

Date: OCTOBER 20, 2023

[Signature]
Signature of Buyer, Seller or Representative

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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: 10 | 19 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

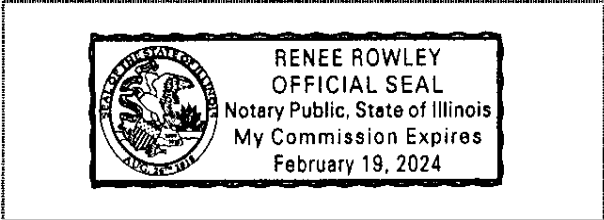
Subscribed and sworn to before me, Name of Notary Public: Renee Rowley

By the said (Name of Grantor): _____

On this date of: 10 | 19 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 10 | 19 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

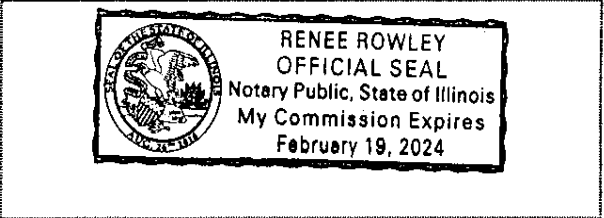
Subscribed and sworn to before me, Name of Notary Public: Renee Rowley

By the said (Name of Grantee): _____

On this date of: 10 | 19 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)