# **UNOFFICIAL COP**

### WARRANTY DEED **ILLINOIS STATUTORY**

MAIL TO:

Georgia Loukas Demeros, Esq. Thompson Coburn LLP 55 East Monroe Screet, 37th Floor Chicago, Illinois 60603



Doc# 2334510006 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/11/2023 10:15 AM PG: 1 OF 4

THE GRANTOR, BASILIOS S. SIANIS, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ter and No/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE GRANTEE, BASILIOS S. SIANIS, not individually, but solely as TRUSTEE OF THE BASILIOS S. SIANIS REVOCABLE TRUST, and his successors in trust, of 653 N. Kingsbury Street, Unit 905, Chicago, Illinois 60654, an undivided one-half (1/2) interest in the following described real estate situated in the Courty of Cook, in the State of Illinois, to wit:

#### LEGAL DESCRIPTION ATTACHED FERETO AS EXHIBIT "A"

Permanent Index Number(s):

17-09-127-045-1018

Common Address of Real Estate:

653 N. Kingsbury Street, Unit 905

Chicago, Illinois 60654

SUBJECT TO: Covenants, conditions, declarations, and restrictions of record, and public and utility easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate described herein; and general real estate taxes for 2<sup>nd</sup> installment 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 20<sup>th</sup> day of November, 2023.

REAL ESTATE TRANSFER TAX		11-Dec-2023
2 JA	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-127-045-101	8   20231201689059 de any applicable penal	0-751-378-480

262-026-690-0 66068910216202 00.00 :JATOT 00.0 SIONITH 00.0 COUNTY: 11-Dec-2023 **XAT REAL ESTATE TRANSFER TAX** 

# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

Before me, a Notary Public in and for said County and State, personally appeared BASILIOS S. SIANIS, a married person, who acknowledged that he did sign the foregoing instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of November, 2023.

My Commission Expires on

June 28, 2027

Mulushi R. Moms
Notary Public

OFFICIAL SEAL
LATRESHIA K THOMAS
Notary Public, State of Illinois
Commission No. 974174
My Commission Expires June 28, 2027

This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-41(e).

Authorized Agent

Date

This instrument was prepared by:

GEORGIA LOUKAS DEMEROS, Esq. Thompson Coburn LLP 55 East Monroe Street 37<sup>th</sup> Floor Chicago, Illinois 60603 Send subsequent tax vills to Taxpayer:

BASILIOS S. SIANIS, Trustee 653 N. Kingsbury Street, Unit 905 Chicago, Illinois 60654

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#### **EXHIBIT "A"**

#### LEGAL DESCRIPTION

UNIT 905 AND PARKING SPACES 19 AND 103, LIMITED COMMON ELEMENTS, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

17-09-12/-045-1018

Common Address of Real Estate:

653 N. Kingsbu y Street, Unit 905 DE CONTRO

Chicago, Illinois 60654

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### **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 20, 2023.

Signature:

Grantor or Agent

Subscribed and sworn to before me This 20th day of November, 2023.

Notary Public

OFFICIAL SEAL
LATRESHIA K THOMAS
Notary Public, State of Illinois
Commission No. 974174

Notary Public, State of Illinois Commission No. 974174 My Commission Expires June 28, 2027

The grantee or its 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 ratural 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 unter the laws of the State of Illinois.

Dated: November 20, 2023.

Signature:

Grantee or Agent

Subscribed and sworn to before me This 20<sup>th</sup> day of November, 2023.

Notary Public <u>Ga Ires Hun K. Mm</u>

OFFICIAL SEAL LATRESHIA K THOMAS

Notary Public, State of Illinois Commission No. 974174 My Commission Expires June 28, 2027

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)