

# UNOFFICIAL COPY

Doc#: 2408602076 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 10:25 AM Pg: 1 of 3

## WARRANTY DEED Illinois Statutory

Mail to:

Taja A. Boston  
6407 S. Champlain Ave  
Chicago IL 60637

Dec ID 20240201634755

ST/Co Stamp 0-693-593-648 ST Tax \$155.00 CO Tax \$77.50

City Stamp 1-836-017-200 City Tax \$1,627.50

Name & Address of Taxpayer:

Taja A. Boston  
6407 S. Champlain Ave  
Chicago IL 60637

RECORDER'S STAMP

The GRANTOR(S): **DIMITRIOS MERKOURIS**, married to **BESSY MERKOURIS AND VASILIOS MERKOURIS**, a single man, of 2521 N. East Brook Road, Elmwood Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **TAJA BOSTON**, of 6407 S. Champlain Ave Chicago, IL 60637, following described land in the County of **Cook**, State of **Illinois**; to wit:

*As an unmarried woman*

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Real Estate Index Number(s): 20-22-213-002-0000

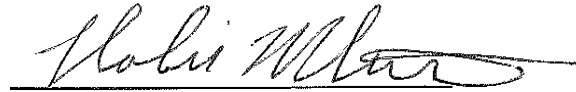
Property Address: 6407 S. CHAMPLAIN AVENUE, CHICAGO, ILLINOIS 60637


[SIGNATURE PAGE FOLLOWS]

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Dated: This 24<sup>th</sup> day of February, 2024

  
DIMITRIOS MERKOURIS

  
VASILIOS MERKOURIS

  
BESSY MERKOURIS

STATE OF ILLINOIS        }  
COUNTY OF COOK        }

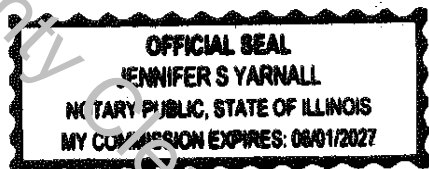
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **DIMITRIOS MERKOURIS, BESSY MERKOURIS AND VASILIOS MERKOURIS**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24<sup>th</sup> day of February, 2024.

WITNESS my hand and official seal.

Signature: 

My Commission Expires: 6-1-27



**PREPARED BY:**  
JAMES P. ANTONOPOULOS, Esq.  
Antonopoulos Law Group  
5519 N. Cumberland Ave, #1009  
Chicago, IL 60656

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## EXHIBIT "A" Property Description

**Closing Date:** March 8, 2024  
**Buyer(s):** Taja A. Boston  
**Property Address:** 6407 South Champlain Ave, Chicago, IL 60637

### PROPERTY DESCRIPTION:

Situated in the County of Cook, State of Illinois, to wit:

Lot "A" in John H. Irvin's Consolidation of the South 24 feet of the North 77.75 feet of Block 6 of the Subdivision of Loring and Gibbs Subdivision of the part of the Northeast 1/4 of Section 22, Township 38 North, Range 14 East of the Third Principal Meridian, also the South 24 feet of the North 77.75 feet of Lot 36 in Lucy R. Walker's 64th Street Subdivision in the Northeast 1/4 of Section 22, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.