

# UNOFFICIAL COPY



GEORGE E. COLE  
LEGAL FORMS No. 822 REC

Doc# 1711619024 Fee \$44.00

## QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 11:23 AM PG: 1 OF 4

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S) KATHERINE P. AMBROSIO, TRUSTEE OF THE KATHERINE P. AMBROSIO LIVING TRUST DATED MARCH 3, 1998  
of the City village of Lincolnwood County of Cook State of Illinois for the consideration of TEN DOLLARS and ZERO CENTS (\$10.00) DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid, CONVEY(S) \_\_\_\_\_ and QUIT CLAIM(S) \_\_\_\_\_ TO JOHN PAUL AMBROSIO, 3957 N. Washtenaw Ave. Chicago, Illinois 60618

all interest in the following described Real Estate, or real estate situated in COOK County, Illinois, commonly known as 3957 N. Washtenaw Ave., Chicago, Illinois 60618, (st. address) legally described as:

This is not homestead property as to Anthony Ambrosio, her husband

*Legal description: See (Exhibit A)*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Permanent Real Estate Index Number(s): 13-24-200-086-0000 Address(es) of Real Estate: 3957 N. Washtenaw Ave., Chicago, Ill. 60618

DATED this: 24<sup>th</sup> day of March, 2017  
Please print or type name(s) below signature(s)  
Katherine P. Ambrosio (SEAL) \_\_\_\_\_ (SEAL)  
KATHERINE P. AMBROSIO, TRUSTEE of the  
KATHERINE P. AMBROSIO LIVING TRUST DATED (SEAL) \_\_\_\_\_ (SEAL)  
March 3, 1998

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

**OFFICIAL SEAL**  
IM DALE W DAEMICKE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/05/18  
I, Katherine P. Ambrosio 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

170603500450

*Red*

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3957 N. Washtenaw, Chicago, Ill.  
60618

**EXHIBIT "A"**  
Legal Description

## PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 DEGREES 19 MINUTE 27 SECONDS EAST, ALONG SAID SOUTH LINE, 509.13 FEET; THENCE SOUTH 28 DEGREES 04 MINUTES 33 SECONDS WEST, 22.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 57 MINUTES 56 SECONDS EAST, 74.61 FEET; THENCE SOUTH 28 DEGREES 02 MINUTES 04 SECONDS WEST, 20.33 FEET; THENCE NORTH 61 DEGREES 57 MINUTES 56 SECONDS WEST, 74.62 FEET; THENCE NORTH 28 DEGREES 04 MINUTES 33 SECONDS EAST 20.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NO. 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C, AN ILLINOIS LIMITED LIABILITY COMPANY AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

**REAL ESTATE TRANSFER TAX** 26-Apr-2017



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

13-24-200-086-0000 | 20170301630390 | 1-135-731-136

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 26-Apr-2017



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

13-24-200-086-0000 | 20170301630390 | 0-887-480-768

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

Quit Claim Deed  
INDIVIDUAL TO INDIVIDUAL

TO

This deed is exempt from revenue stamps pursuant to Real Estate Law 35 ILCS 200/31-45, subord. E, and Cook County Ord. 93-0-27, para. E

DATE: 3/21/2017 Ack.: Matherie P. Ambrosio  
Katherine P. Ambrosio



Given under my hand and seal of this  
NOTARY PUBLIC - STATE OF ILLINOIS  
Commission expires 02/05/18

21st day of March 2017  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by Dale W. Daemicke, Atty. at Law, 811 Glenwood Ln.

Glenview, Ill. 60025 (847) 724-1875  
(Name and Address)

MAIL TO: { John P. Ambrosio  
(Name)  
3957 N. Washburn Ave  
(Address)  
Chicago, Ill 60618  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

John P. Ambrosio  
(Name)  
3957 N. Washburn Ave  
(Address)  
Chicago, Ill 60618  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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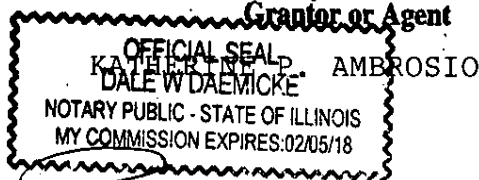
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 3/24, 2017

Signature: Katherine P. Ambrosio  
Grantor or Agent

Subscribed and sworn to before me  
By the said KATHERINE P. AMBROSIO  
This 27 day of March, 2017  
Notary Public [Signature]

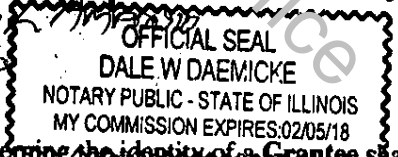


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 3/24, 2017

Signature: John Paul Ambrosio  
by Anthony Ambrosio  
Grantor or Agent  
JOHN PAUL AMBROSIO  
ATY in fact

Subscribed and sworn to before me  
By the said JOHN PAUL AMBROSIO  
This 27 day of March, 2017  
Notary Public [Signature]



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