

UNOFFICIAL COPY

Prepared By
And **MAIL TO:**
Joseph A. Giralamo, Esq.
340 W. Butterfield Road, Ste 2D
Elmhurst, IL 60126

Tax Bill To:
Alyssa K. Menconi
2237 N. Lincoln Avenue, Unit 1B
Chicago, IL 60614



Doc# 1736113041 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 01:02 PM PG: 1 OF 3

QUIT CLAIM DEED

The Grantor(s), Caroline O. Menconi, a single woman, in the County of DuPage, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the Grantee(s):

Caroline O. Menconi, a single woman and Alyssa K. Menconi, a single woman
2237 N. Lincoln Avenue - Unit 1B
Chicago, IL 60614

in the County of Cook, in the State of Illinois, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, and not as tenants by the entirety, nor as Tenants in Common, the following described real estate, to wit:

UNIT NUMBER B-1 IN THE LINCOLN PARK TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 31-34, INCLUSIVE IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0420945087; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Permanent Index No: 14-33-110-048-1004

Known as: 2237 N. Lincoln Avenue -Unit 1B, Chicago, Illinois 60614

SUBJECT TO: (a) all past, present and future real estate taxes currently due or due in the future on the subject property; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

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REAL ESTATE TRANSFER TAX

27-Dec-2017



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

14-33-110-048-1004

| 20171201674663 | 0-074-658-848

Dated this 18th day of December, 2017

Caroline O. Menconi

REAL ESTATE TRANSFER TAX

27-Dec-2017



| | |
|----------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

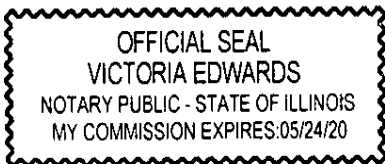
14-33-110-048-1004 | 20171201674663 | 0-017-548-320

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

STATE OF ILLINOIS)
) ss.
 COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Caroline O. Menconi, personally known to me to be the same person(s) whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 18th day of December, 2017



Notary Public

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 12/18/17

SIGNED: Caroline O. Menconi
Caroline O. Menconi

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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: 12 | 22 | 2017

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:

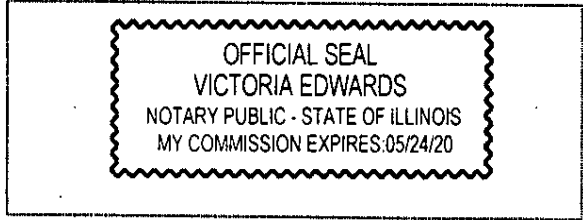
VICTORIA EDWARDS

By the said (Name of Grantor): JOSEPH GIRALANO

On this date of: 12 | 22 | 2017

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: 12 | 22 | 2017

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:

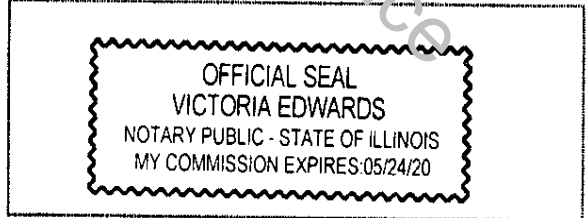
VICTORIA EDWARDS

By the said (Name of Grantee): JOSEPH GIRALANO

On this date of: 12 | 22 | 2017

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)**)