

UNOFFICIAL COPY

Prepared By:

Nicholas Giordano
1637 64th Street
Fennville, Michigan 49408



Doc# 1807408106 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2018 02:26 PM PG: 1 OF 5

After Recording Return To:

Rita Giordano
1 North Beacon Place, Unit 207
LaGrange, Illinois 60525

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 14, 2018 THE GRANTOR(S).

- Nicholas Giordano, a married person,

for and in consideration of: ^{Ten} ~~One~~ Dollar (^{10.00} ~~\$1.00~~) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Rita Giordano, a single person, residing at 1 North Beacon Place, Unit 207, LaGrange, Cook County, Illinois 60525

the following described real estate, situated in 1 North Beacon Place, Unit 207, LaGrange, in the County of Cook, State of Illinois:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Tax Parcel Number: 8-04-209-013-1007; 8-04-209-013-1107; 8-04-209-013-1267

Mail Tax Statements To:
Rita Giordano
1 North Beacon Place, Unit 207
LaGrange, Illinois 60525

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 93104 Par.
Date 3-15-18 Sign. Dichole Giordano

UNOFFICIAL COPY

Grantor Signatures:

DATED: March 13, 2018

Nicholas Giordano

Nicholas Giordano
1637 64th Street
Fennville, Michigan, 49408

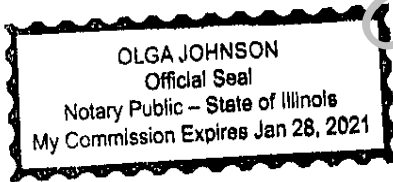
STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 13th day of March,
2018 by Nicholas Giordano.

Olga Johnson
Notary Public

Notary Public
Title (and Rank)

My commission expires 1/28/2021



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

For the Premises commonly known as

UNIT NUMBER 207, P-89 AND S-99 IN BEACON PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOT 1 IN BEACON PLACE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AUGUST 31, 2001 AS DOCUMENT 0010810389 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, PASSAGE, AND FOR INGRESS AND EGRESS TO AND FROM ADJACENT AND PUBLIC ROADS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2003 AS DOCUMENT NUMBER 0016081055; TOGETHER WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS.

Street Address: One North Beacon Place, Unit 207, LaGrange, Illinois

Permanent Tax Index Number: 18-04-209-013-1007

18-04-209-013-1167

18-04-209-013-1267

UNOFFICIAL COPY

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: 03 | 15 | 2018

SIGNATURE: *Nicholas Giordano*
GRANTOR or AGENT

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

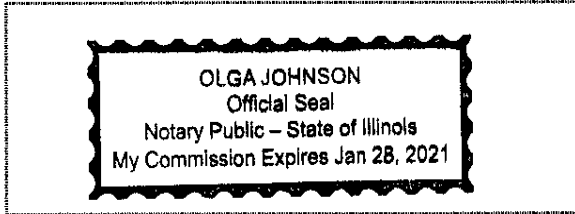
Subscribed and sworn to before me, Name of Notary Public: Olga Johnson

By the said (Name of Grantor): Nicholas Giordano

On this date of: 03 | 15 | 2018

NOTARY SIGNATURE: *Olga Johnson*

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: 03 | 15 | 2018

SIGNATURE: *Rita Giordano*
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: Olga Johnson

By the said (Name of Grantee): Rita Giordano

On this date of: 03 | 15 | 2018

NOTARY SIGNATURE: *Olga Johnson*

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)**)