

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTORS, LEONARD BENEFICO, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, CONVEYS AND QUITCLAIMS TO : VANESSA BENEFICO, 1227 HARLEM AV-UNIT 214, BERWYN IL 60402, COUNTY OF COOK, STATE OF ILLINOIS, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LEGAL DESCRIPTION ATTACHED HERETO:

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

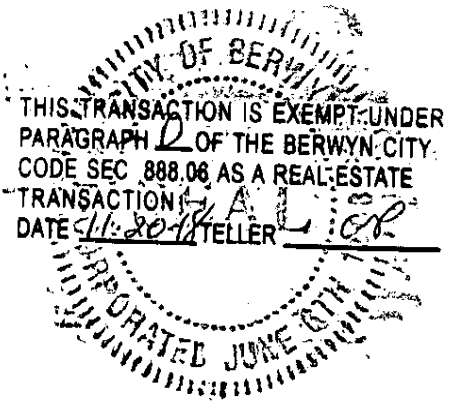
PERMANENT INDEX NUMBER: 16-19-100-041-1049  
PROPERTY ADDRESS: 1227 HARLEM AV-UNIT 214  
BERWYN, IL 60402

DATED: NOVEMBER 15, 2018

Leonard Benefico  
SELLER(S)



Doc# 1833844893 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/26/2018 04:33 PM PG: 1 OF 5



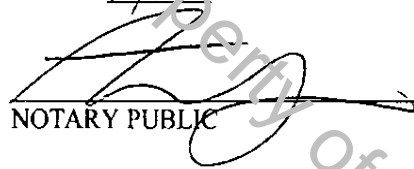
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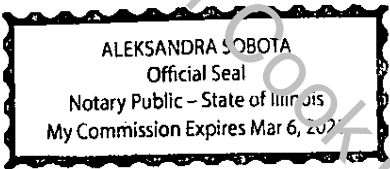
STATE OF ILLINOIS)  
COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, CERTIFY THAT LEONARD BENEFICO, 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 INSTRUMENT AS HER/HIS/THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

DATED: 11/17/18

  
\_\_\_\_\_  
NOTARY PUBLIC

SEAL:



### COOK COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 4, REAL ESTATE TRANSFER ACT: Leonard Benefico

**BUYER, SELLER, AGENT**

DATED: NOVEMBER 17, 2018

PREPARED BY  
& MAIL TO

MICHAEL W. BRENNOCK, CPA/  
ATTORNEY AT LAW  
166 W WASHINGTON ST-SUITE 680  
CHICAGO, IL 60602

SEND TAX BILL TO: NO CHANGE

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UNIT NUMBER 214 IN 1227 AVENUE MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF THE SURVEY IN THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 31 TO 38, BOTH INCLUSIVE, IN BLOCK 16 IN 2ND ADDITION TO WALTER G. MCINTOSH METROPOLITAN ELEVATED SUBDIVISION, BEING A RESUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT 97925338 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. # 16-19-100-041-1049

Property Commonly Known As: 1227 Harlem Av: Unit 214, Berwyn, IL 60402

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## STATEMENT BY GRANTOR & 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: 11-25-2018 SIGNATURE: Leonard Benficio  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID LEONARD BENEFICIO  
THIS 25<sup>th</sup> DAY OF November, 2018 (SEAL)  
Michael W. Brennock  
NOTARY PUBLIC



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 AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 11-25-2018 SIGNATURE: Leon Benficio  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID LEONARD BENEFICIO  
THIS 25<sup>th</sup> DAY OF November 2018 (SEAL)  
Michael W. Brennock  
NOTARY PUBLIC



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.

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## THE CITY OF BERWYN, ILLINOIS

### ATTORNEY'S CERTIFICATION AS TO TRANSFER PRICE OF REAL PROPERTY BEING TRANSFERRED

I, hereby, certify to the City of Berwyn, County of Cook, State of Illinois, for purposes of determining the consideration subject to the Berwyn Real Property Transfer Tax Ordinance, for the transfer of title or beneficial interest in real estate property located at:

1227 Harlem Ave UNIT 214, Berwyn, Illinois 60402, and that the total "transfer price" as defined in Section 888.01(g) is: \$ - 0 -

Name of Person(s) being removed from title: Leonard Beneficio

Attorney's Name Michael W. Brennan

Attorney's current Illinois Registration No. 0291102

Attorney's signature or person authorized to sign on Attorney's behalf:

11/20/18  
Date

Michael W. Brennan  
Attorney's Signature

### (BERWYN CODIFIED ORDINANCES SECTION 888.01(g))

"Transfer Price" means the consideration furnished for the transfer of title to, or beneficial interest in, real property, valued in money, whether paid money or otherwise, including cash, credits and property, determined without any deduction for mortgages, liens or encumbrances, and specifically including the amount of any indebtedness or obligation cancelled or discharged in connection with the transfer. In the case where the controlling interest in a real estate entity is transferred, and the real estate entity holds assets in addition to title to, or beneficial interest in, real property located in the City, the term "transfer Price" means only that portion of the consideration attributable to the transfer of such real property or such beneficial interest.