

UNOFFICIAL COPY



1906445079D

Doc# 1906445079 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2019 02:14 PM PG: 1 OF 4

Recording requested by:
Law Offices of Anthony R. Allegra, PC
449 Evergreen Street
Bensenville, IL 60106

And when recorded, please return
this deed and tax statements to:
Anthony R. Allegra
449 Evergreen Street
Bensenville, IL 60106

Above reserved for official use only

QUIT CLAIM DEED

THE GRANTOR(S), ANACOTT PROPERTIES, LLC, an Illinois Limited Liability Company, of 449 Evergreen Street, Bensenville, Illinois County of DuPage, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, PROFESSIONAL DEVELOPMENT GROUP, LLC, an Illinois Limited Liability Company of 200 E. Fifth Avenue, Suite 101, Naperville, Illinois 60563, County of Du Page, State of Illinois ("GRANTEE(S)"), the following described real estate situated in the County of Cook, in the State of Illinois, all right, title, interest and claim to the following legal description:

~~LOT 15 IN THE ESTATES OF MONTEFIORI~~

See attached

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Address of Real Estate: 12879 Collina Lane, Lemont, Illinois 60439

Permanent Index Number: 22-23-210-005-0000

1897592

5/17

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular to said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Exempt under provisions of Paragraph e, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

2/5/19



R 4

UNOFFICIAL COPY

EXECUTED this day 08 of Jan 2019, ~~2018~~

ANACOTT PROPERTIES, LLC

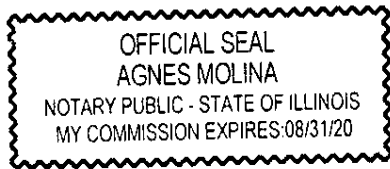

ANTHONY R. ALLEGRA., as Manger

REAL ESTATE TRANSFER TAX		05-Mar-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
22-23-210-005-0000	20190201602577	1-197-712-800


STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANTHONY R. ALLEGRA personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 8TH day of January, 2018.



(Seal)


Signature of Notary Public

AGNES MOLINA
Printed Name of Notary

My commission expires on AUGUST 31, 2020.

MUNICIPAL TRANSFER STAMP (If Required)

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 15 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

UNOFFICIAL COPY

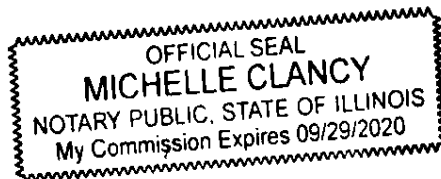
STATEMENT BY GRANTOR AND GRANTEE

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 ILLINOIS.

Dated 2-12-19

SIGNATURE 
Grantor or Agent

Subscribed and sworn to before me by the said Grant this 12 (th) day of February, 2019.



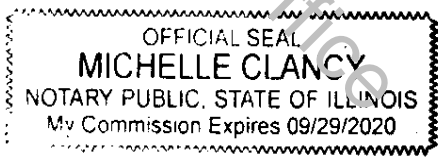
Notary Public Michelle Clancy

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 2-12-19

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said Grant this 12 (th) day of February, 2019.



Notary Public Michelle Clancy

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.