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Doc#: 1929649148 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/23/2019 11:44 AM Pg: 1 of 6

Dec ID 20191001605984

**QUIT CLAIM DEED
Statutory (Illinois)**

**PREPARED BY AND AFTER
RECORDING, MAIL TO:**

Lavelle Law, Ltd.
1933 N. Meacham Road, Ste. 600
Schaumburg, IL 60173
Attn: Kerry M. Lavelle

SEND TAX BILL TO:

IG Capital, LLC
1200 W. Bryn Mawr Avenue
Itasca, IL 60143
Attn: Tony Ingraffia

Above Space for Recorder's use only

INGRAFFIA-GAMBINO INVESTMENTS, LLC, an Illinois limited liability company, located at 1200 W. Bryn Mawr Avenue, Itasca, IL 60143, a party of the first part, and Grantee, **IG CAPITAL, LLC**, an Illinois limited liability company, located at 1200 W. Bryn Mawr Avenue, Itasca, IL 60143, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **CONVEY and QUIT CLAIM** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 12-25-429-015-0000; 12-25-429-016-0000; and 12-25-430-012-0000

Property Address: 7411 W. Grand Avenue, Elmwood Park, IL 60707

SUBJECT TO: General real estate taxes not due and payable; covenants, conditions and restrictions of record; and building lines and easements, if any.

[SIGNATURES TO FOLLOW]

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(Signature Page to Grand Avenue)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managers, this 1st day of October, 2019

INGRAFFIA-GAMBINO INVESTMENTS, LLC,
an Illinois limited liability company



Village of Elmwood Park
Real Estate Transfer Stamp

10/18/19
EXEMPT

By: [Signature]
Name: Tony Ingraffia
Title: Manager

By: [Signature]
Name: Domenico Gambino
Title: Manager

ACKNOWLEDGMENT

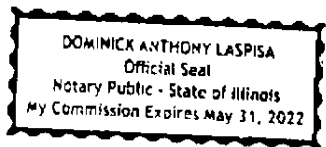
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On October 1, 2019, before me, Dominick Laspisa, Notary Public, personally appeared Tony Ingraffia and Domenico Gambino, as managers of Ingraffia-Gambino Investments, LLC who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I declare under penalty of perjury under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]



Signature

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e. Section 4, of the real Estate Transfer Tax Act. Dated this 1st day of October, 2019.

[Signature]
Signature of Buyer-Seller or their Representative

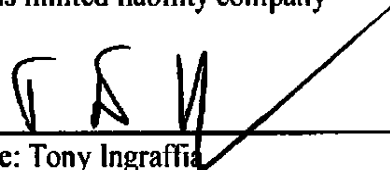
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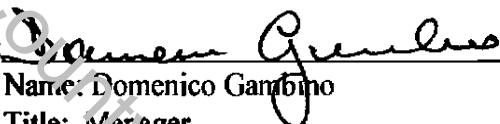
STATEMENT BY GRANTOR

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

Dated: October 1, 2019

**INGRAFFIA-GAMBINO INVESTMENTS,
LLC,**
an Illinois limited liability company

By: 
Name: Tony Ingraffia
Title: Manager

By: 
Name: Domenico Gambino
Title: Manager

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STATEMENT BY GRANTEE

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: October 1, 2019

IG CAPITAL, LLC,
an Illinois limited liability company

By: 

Name: Tony Ingrassia

Title: Manager

By: 

Name: Domenico Gambino

Title: Manager

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 18 (EXCEPT THE EASTERLY 15 FEET THEREOF) IN BLOCK 2 IN W. F. KAISER AND COMPANY'S GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST PAUL RW COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40-12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A 33 FOOT PUBLIC STREET LYING SOUTH OF THE SOUTHERLY LINE OF GRAND AVENUE NORTH OF THE NORTHERLY LINE OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD AND WEST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF LOT 18 IN BLOCK 2 IN W. F. KAISER AND COMPANY GRAND AVENUE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 AND THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40-12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 AND THE EASTERLY 10 1/2 FEET OF LOT 2 IN BLOCK 14 IN ELLSWORTH BEING A SUBDIVISION OF BLOCKS 1 TO 10 INCLUSIVE, 13, 14 AND THE WEST 225 FEET OF BLOCK 12, THE NORTH 350 FEET OF BLOCK 11, THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 IN CHICAGO HEIGHTS IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 14 IN ELLSWORTH, A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 THE NORTH 225 FEET OF BLOCK 12 THE NORTH 350 FEET OF BLOCK 11 THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 OF CHICAGO

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HEIGHTS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 TO THE SOUTHERLY LINE OF GRAND AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PINs: 12-25-429-015-0000; 12-25-429-016-0000; and 12-25-430-012-0000

Property of Cook County Clerk's Office