

UNOFFICIAL COPY



Quit Claim Deed

ILLINOIS STATUTORY

Doc# 1934608112 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 11:21 AM PG: 1 OF 4

Above Space for Recorder's Use Only

THE GRANTOR, DAN LAGIGLIA, a married man, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto the Grantee, GIA 16, LLC, an Illinois limited liability company, of 1346 Gordon Lane, Lemont, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 17 IN A SUBDIVISION OF THAT PART OF LOTS 25, 26, 27 AND 28, LYING WEST OF THE WEST LINE OF PALMER AVENUE OF HENRY GOTTSCHALK'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE 792.0 FEET, WEST OF THE CENTER LINE OF VINCENNES ROAD AND EAST OF THE EAST LINE OF HENRY STREET, ALL IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any.

The real estate conveyed by this instrument is not homestead property.

Permanent Real Estate Index Number: 32-06-106-010-0000

Address of Real Estate: 18418 Palmer Ave., Homewood, IL 60430

The date of this deed of conveyance is December 3, 2019.

(SEAL) Dan LaGiglia

REAL ESTATE TRANSFER TAX		12-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-06-106-010-0000		20191201659890 1-617-192-288

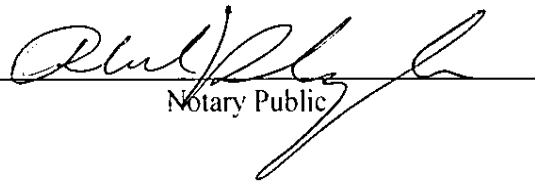
UNOFFICIAL COPY

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 Dan LaGiglia personally known to me to be the same person 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 official seal this 3rd day of December, 2019.



Notary Public

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31 - 45, REAL
ESTATE TRANSFER TAX LAW

DATE: December 3, 2019



Signature of Buyer, Seller or Representative

This instrument was prepared by:

George L. Schoenbeck
Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Pl., #205
Orland Park, IL 60462

Send subsequent tax bills to:

GIA 16, LLC
1346 Gordon Lane
Lemont, IL 60439

Recorder-mail record document to:

George L. Schoenbeck
Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Pl., #205
Orland Park, IL 60462

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

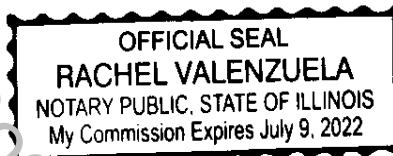
The grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 of Illinois.

DATED: December 3, 2019

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
December 3, 2019


Notary Public

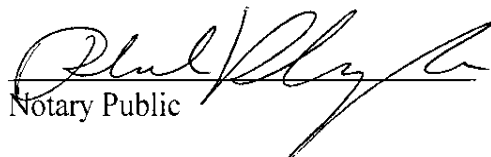


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 3, 2019

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
December 3, 2019


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.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

DANIEL LAGIGLIA _____, being duly sworn on oath, states that he _____ resides at 1346 Gordon Lane, Lemont, IL 60439 _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
 8. Conveyances made to correct legal descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

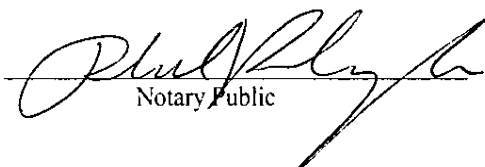
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


 DANIEL LAGIGLIA

SUBSCRIBED AND SWORN TO before me

this 3rd day of December, 2019.


 Notary Public

