

203

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AFTER RECORDING RETURN TO:

~~Closing USA, LLC~~
~~7665 Ommitech Pl.~~
~~Victor, NY 14564~~
File No. CL200019253LD

Loop Clerking Service, Inc
77 W Washington St, Ste 1414
Chicago IL 60602
312-508-5565



Doc# 2017708081 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2020 10:35 AM PG: 1 OF 5

MAIL TAX STATEMENTS TO:

Wayne A. Ventresca and Kristine S. Ventresca and Lauren Marti
7618 W Everell Ave
Chicago, IL 60631

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 12-01-115-031-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 5TH day of JUNE, 2020, by and between **Wayne A. Ventresca and Kristine S. Ventresca, husband and wife, who both acquired title as single and Lauren Marti, married to Steven Marti, individually and as surviving joint tenants of Susan Ventresca, deceased**, a mailing address of 7618 W Everell Ave, Chicago, IL 60631, hereinafter referred to as Grantor(s) and **Wayne A. Ventresca and Kristine S. Ventresca, husband and wife and Lauren Marti, married to Steven Marti, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 7618 W Everell Ave, Chicago, IL 60631, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:



SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Commonly known as: 7618 W Everell Ave, Chicago, IL 60631

Prior instrument reference: Instrument No. 1330913034, Recorded: 11/05/2013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

REAL ESTATE TRANSFER TAX		25-Jun-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-01-115-031-0000 20200601600130 0-308-882-144		

REAL ESTATE TRANSFER TAX		22-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-01-115-031-0000 | 20200601600130 | 0-588-616-160

* Total does not include any applicable penalty or interest due.

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

6-5-2020
Date

Brent Simpson
Signature of Buyer, Seller of Representative Brent Simpson

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 5th day of JUNE, 2020.

Wayne A. Ventresca
Wayne A. Ventresca

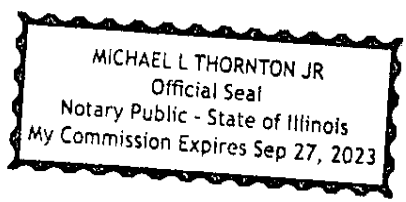
Kristine S. Ventresca
Kristine S. Ventresca

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Wayne A. Ventresca and Kristine S. Ventresca** is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and notarial seal, this 5th day of JUNE, 2020.

Michael L Thornton Jr
Notary Public
My commission expires: 9/27/2023



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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this _____ day of 06/05, 2020.



Lauren Marti

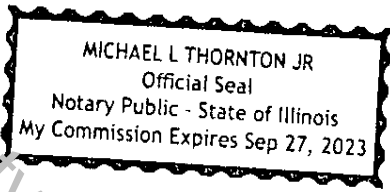
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Lauren Marti** is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5TH day of JUNE, 2020.



Notary Public
My commission expires: 9/27/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

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 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 JUNE 5TH, 2020

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Wayne A. Ventresca this 5TH day of JUNE, 2020.

[Handwritten Signature]
Notary Public
My commission expires: 9/27/2023



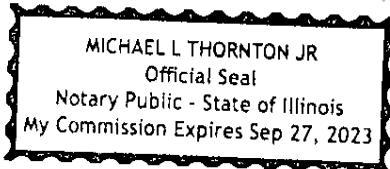
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated JUNE 5TH, 2020

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Wayne A. Ventresca this 5TH day of JUNE, 2020.

[Handwritten Signature]
Notary Public
My commission expires: 9/27/2023



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT "A" LEGAL DESCRIPTION

The following described real property, situated in the County of Cook and State of Illinois, to wit:

Lot 5 in William C. McLennan and Company's Everell Avenue Resubdivision in the Northwest 1/4 of Section 1, Township 40 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 21, 1946, as Document Number 13826846, in Cook County, Illinois.

Parcel/APN/Tax ID: 12-01-115-031-0000

Property of Cook County Clerk's Office