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This Transaction Exempt Pursuant to Real Estate Transfer Tax Law, Section31-45, Paragraph and Cook County

Ordinance No. 95104

Dec ID 20200701645758

Edward M. Moody

Doc#. 2026020031 Fee: \$98.00

Cook County Recorder of Deeds Date: 09/16/2020 09:23 AM Pg: 1 of 4

SIGNED: Rebecca Schre

THE GRANTOR, RITA GIORDANO, divorced and not since remarried, of 200 S. Kenilworth Ave., Unit #1N, Oak Park, Illinois 60302, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to RITA GIORDANC, not individually but as Trustee of the RITA GIORDANO TRUST u/a/J July 14, 2020, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXPIBIT "A" HERETO

Property Address: One North Beacon Place, Unit 207, P-89, S-99

La Grange, IL 60525

Permanent Index Nos. 18-04-209-013-1007; 18-04-209-013-1167; 18-04-209-013-1267

DATED this 14th day of July 2020.

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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 **RITA GIORDANO**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this $14^{\rm th}$ day of July 2020.

Commission Expires 1. 20. 2012

OFFICIAL SEAL
MARC L GUGLIUZZA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/20/22

Address of Property: One North Beacon Place, Unit 207 La Grange, IL 60525

(Mail To:)
This instrument prepared by:
Marc Gugliuzza, Esq.
1550 Spring Road
Suite 120
Oak Brook, IL 60523

Send Subsequent Tex Bill To: Rita Giordano, Trustee 200 S. Kenilworth, Unit 1N Oak Park, IL 60302

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ONE NORTH BEACON PLACE UNIT 207, LA GRANGE, IL 60525

PIN: 18-04-209-013-1007; 18-04-209-013-1167; 18-04-209-013-1267

LEGAL DESCRIPTION:

UNIT NUMPER 207, P-89 IN BEACON PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LO'1 'IN BEACON PLACE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MEMDIAN, IN COOK COUNTY, ILLINOIS, AND

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF FASEMENT AND RESTRICTIONS RECORDED AUGUST 31, 2001 AS DOCUMENT 00102, 0389 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, PASSAGE, AND FOR INGRESS AND EGRESS TO AND FROM ADJACENT AND PUBLIC ROADS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONLOMINIUM RECORDED JUNE 8, 2003 AS DOCUMENT NUMBER 0316031053; TOGETHER W'TH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMEN IS.

NOTARY PUBLIC, STATE OF ILLINOIS

COOK COUNTY

MY COMMISSION EXPIRES 01/08/2024

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY \$55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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The <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold tille to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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 Rebecce Schille Grafivera lawf.C 20 20 SIGNATURE: DATED: GRANTOR NOTARY SECTION: The pay section is to be completed by the NOTARY who wilnesses the GRANTOR signature . Name of Notary Public: Subscribed and swom to before ma. AFFIX NOTARY STAMP BELOW By the said (Name of Grantor): OFFICIAL SEAL On this date of: REBECCA C SCHILTZ

GRANTEE SECTION

NOTARY SIGNATURE

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinoic accreoration or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partie ship 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.

Mebeur Schall Granvæzlande SIGNATURE DATED: GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who with Subscribed and swom to before me, Name of Notary Public: AFFIX NOTARY STAMP BELOW By the said (Name of Grantee): On this date of: OFFICIAL SEAL REBECCA C SCHILTZ NOTARY PUBLIC, STATE OF ILLINOIS NOTARY SIGNATURE: **COOK COUNTY**

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **GLASS C MISDEMEANOR** for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016