

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### THE GRANTORS

HILDA C. CAPONIGRI and  
DONATO CAPONIGRI, wife and  
husband, of the Village of Tinley  
Park, County of Cook, State of  
Illinois, for and in consideration of  
Ten and 00/100 DOLLARS  
(\$10.00), and other good &  
valuable considerations in hand  
paid,

### CONVEYS and QUIT CLAIMS to

Donato Caponigri and Hilda C. Caponigri, husband and wife, as co-trustees of the  
Donato Caponigri and Hilda C. Caponigri Revocable Trust Dated July 31, 2020.  
7795 Bristol Park Drive, #3E  
Tinley Park, IL 60477

the following described Real Estate situated in the County of Cook, in the State of  
Illinois, to wit:

UNIT 1-"ER" IN TIFFANY GARDEN UNIT NUMBER 1, CONDOMINIUM AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 53 IN COLONADES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH EAST  
1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE  
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26071701, AS AMENDED  
FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON  
ELEMENTS.

PERMANENT INDEX NO.: 27-13-409-017-1003  
PROPERTY ADDRESS: 7405 Tiffany Drive, Unit 1SE, Orland Park, IL, 60462

SUBJECT TO: General real estate taxes not due and payable at time of closing,  
Special assessments confirmed after the contract date; Building, building line and use  
or occupancy restrictions, conditions and covenants of record; Zoning laws and  
Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain  
tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead exemption  
Laws of the State of Illinois.



Doc# 2028915001 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2020 10:07 AM PG: 1 OF 3

S Y  
P 366  
S N  
M Y  
SC Y  
E Y  
INT HL

#### REAL ESTATE TRANSFER TAX

15-Oct-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

27-13-409-017-1003

| 20200801656682 | 0-672-013-792

**UNOFFICIAL COPY**Dated this 31<sup>st</sup> day of July, 2020

*Donato Caponigri* (SEAL)  
Donato Caponigri

*Hilda C. Caponigri* (SEAL)  
Hilda C. Caponigri

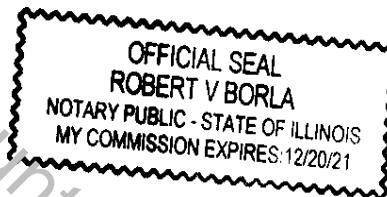
State of Illinois )  
 ) SS.  
County of DuPage )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Hilda C. and Donato Caponigri, wife and husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 31<sup>st</sup> day of July, 2020

*Robert V Borla*  
Notary Public

This instrument was prepared by:  
Robert V. Borla  
BORLA, NORTH & ASSOCIATES  
6912 S. Main Street, #200  
Downers Grove, IL 60516



Mail to:

Robert V. Borla, Esq.  
BORLA, NORTH & ASSOCIATES  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Address of property.

7405 Tiffany Drive, Unit 1SE  
Orland Park, IL 60462

Mail tax bill to:

Donato and Hilda C. Caponigri  
7405 Tiffany Drive, Unit 1SE  
Orland Park, IL 60462

THIS TRANSACTION IS EXEMPT UNDER PROVISIONS OF SECTION 31-45, PARAGRAPH E, FOR THE REASON THAT CONSIDERATION IS LESS THAN \$100.00.

DATE: 7-31-2020 *Robert V Borla*

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

### GRANTOR SECTION

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 (**ABI**) 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 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.

DATED: 7 131 1, 2020

SIGNATURE: Kelly Delia  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Jacqueline A. Kowalski

By the said (Name of Grantor): Hilda & Donato Caponisi

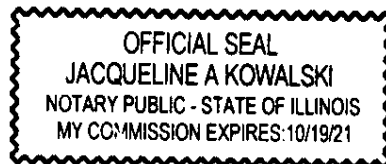
AFFIX NOTARY STAMP BELOW

On this date of:

7 131 1, 2020

NOTARY SIGNATURE:

Jacqueline A. Kowalski



### GRANTEE SECTION

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 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: 7 131 1, 2020

SIGNATURE: Kelly Delia  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Jacqueline A. Kowalski

By the said (Name of Grantee): Hilda and Donato Caponisi

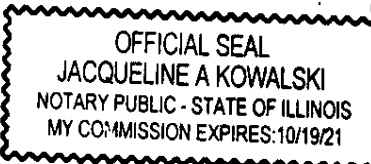
AFFIX NOTARY STAMP BELOW

On this date of:

7 131 1, 2020

NOTARY SIGNATURE:

Jacqueline A. Kowalski



### 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 **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016