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Doc#: 2105717049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2021 11:47 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210003760LD

Dec ID 20210201636558

MAIL TAX STATEMENTS TO:

Edward J. Griffin and Laura C. Griffin
415 N Catherine Ave
La Grange Park, IL 60526

Name & Address of Preparer:

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

Parcel ID No.: 15-33-321-008-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of Feb, 2021, by and between **Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated May 15, 2020, who erroneously acquired title as Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated March 20, 2020, a mailing address of 415 N Catherine Ave, La Grange Park, IL 60526, hereinafter referred to as Grantor(s) and Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated May 15, 2020, a mailing address of 415 N Catherine Ave, La Grange Park, IL 60526, 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, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 415 N Catherine Ave, La Grange Park, IL 60526

Prior instrument reference: 2020606136, Recorded: 07/24/2020

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.

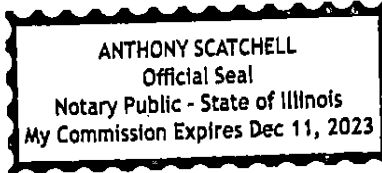
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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

2/2/21

Date

Backway



Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 2nd day of FEB, 2021.

Edward J. Griffin

Edward J. Griffin, as Trustee of the Griffin Family Trust dated May 15, 2020, who erroneously acquired title as Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated March 20, 2020

Laura C. Griffin

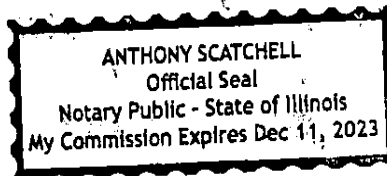
Laura C. Griffin, as Trustee of the Griffin Family Trust dated May 15, 2020, who erroneously acquired title as Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated March 20, 2020

STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated May 15, 2020, who erroneously acquired title as Edward J. Griffin and Laura C. Griffin, or their successors in trust, as Trustees of the Griffin Family Trust dated March 20, 2020 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 2nd day of FEB 2021.

[Signature]
Notary Public
My commission expires: 12/11/2023



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

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STATEMENT BY GRANTOR AND GRANTEE

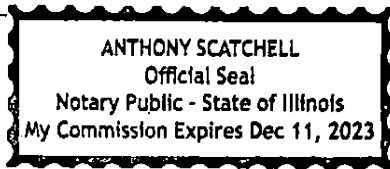
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 2 Feb, 2021.

✓ Signature: Edward J Griffin
Grantor, or Agent

Subscribed and sworn to before me by the said Edward J Griffin this
2nd, day of Feb, 2021.

[Signature]
Notary Public
My commission expires: 12/11/2023



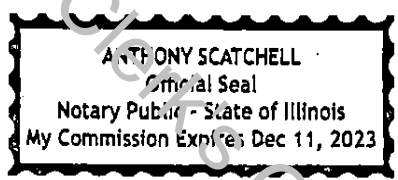
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2 Feb, 2021.

✓ Signature: Laura C. Griffin
Grantee, or Agent

Subscribed and sworn to before me by the said Laura Griffin this
2nd, day of Feb, 2021.

[Signature]
Notary Public
My commission expires: 12/11/2023



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 PROPERTY:

LOT 16 IN BLOCK 6 IN RICHMOND'S ADDITION TO LA GRANGE, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO MAP THEREOF RECORDED MAY 28, 1974 AS DOCUMENT NUMBER 170663, IN BOOK 7 OF PLATS, PAGE 59, ALL IN COOK COUNTY, ILLINOIS.

Parcel/APN/Tax ID: 15-33-321-008-0000

Property of Cook County Clerk's Office