

# UNOFFICIAL COPY



Doc# 2110247005 Fee \$88.00

Prepared By:  
Mrs. Charlotte Ambrose  
4112 W 91st Pl  
Oak Lawn, Illinois 60453

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2021 10:53 AM PG: 1 OF 5

**After Recording Return To:**

Mrs. Charlotte Ambrose  
4112 W 91st Pl  
Oak Lawn, Illinois 60453

TAX PARCEL ID #: 31-12-202-064-1010

## QUIT CLAIM DEED



**BE IT KNOWN BY ALL**, that Ms. Deirdre Ambrose, ("Grantor") whose address is 1141 Leavitt Ave, 115, Flossmoor, Illinois 60422, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mrs. Charlotte Ambrose ("Grantee"), whose address is 4112 W 91st Pl, Oak Lawn, Illinois 60453, all right, title, interest and claim to the following real estate property located at 1141 Leavitt Ave Apt 115 in the City/Township of Flossmoor, located in the County of Cook and State of Illinois and ZIP code of 60422, to-wit:

Property having Lot No.1, with the Section No. 12, and having the following description: Unit 115 as delineated on Survey of the following Parcel of Real Estate: Lot 1 in Resubdivision of Lots 1 and 8 both inclusive of Subdivision of South 300 feet of Lot 1, in Block 2 in Wells and Nellegars Subdivision of the North 17 1/2 acres West of Illinois Central Railroad Company, of Northeast 1/4 of Section 12, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated January 10, 1972 and known as Trust number 76407 Recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22628042, together with an undivided percentage interest in the common elements, all in Cook County, Illinois

Permanent Index No.: 31-12-202-064-1010

Property Address: 1141 Leavitt, #115, Flossmoor, IL 60422.

**FOR VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby

REAL ESTATE TRANSFER TAX		12-Apr-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
 		
31-12-202-064-1010   20210401690515   2-012-861-968		

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acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 4/06/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

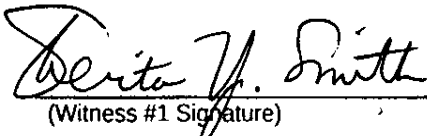
  
\_\_\_\_\_  
(Grantor's Signature)

Ms. Deirdre Ambrose  
\_\_\_\_\_  
(Grantor's Printed Name)

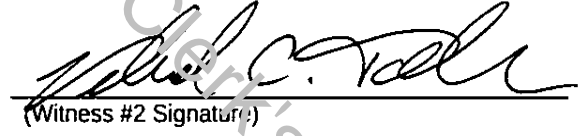
  
\_\_\_\_\_  
(Grantee's Signature)

Mrs. Charlotte Ambrose  
\_\_\_\_\_  
(Grantee's Printed Name)

Signed in our presence:

  
\_\_\_\_\_  
(Witness #1 Signature)

Sherita Y. Smith  
\_\_\_\_\_  
(FIRST WITNESS NAME TYPED)

  
\_\_\_\_\_  
(Witness #2 Signature)

VILARD C. TOLEDO  
\_\_\_\_\_  
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

Mrs. Charlotte Ambrose  
4112 W 91st Pl  
Oak Lawn, Illinois 60453

**Grantor's Address:**

Ms. Deirdre Ambrose  
1141 Leavitt Ave, 115  
Flossmoor, Illinois 60422

**Mail Subsequent Tax Bills To:**

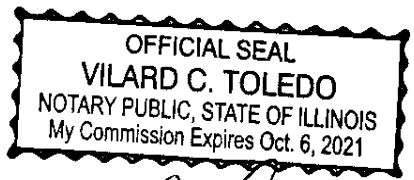
Charlotte Ambrose

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1141 Leavitt Ave # 115  
Flossmoor, Illinois 60422

Property of Cook County Clerk's Office

Control under Real Estate Transfer Tax Law of ILLCS 200/3  
and par. E and Cook County Ord. 93-0-27 par.  
Date April 8, 2021 Sign [Signature]



862189  
[Signature]

# UNOFFICIAL COPY

STATE OF ILLINOIS

)  
) SS.  
)

COUNTY OF COOK

The foregoing Quit Claim Deed was acknowledged before me on April 6, 2021 by Ms. Deirdre Ambrose, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

**IN WITNESS THEREOF**, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

  
(Signature of Notary)

VILARD C. TOLEDO  
(Printed Notary Name) Cook, Illinois



862189

My Commission expires: October 6, 2021

Cook County Clerk's Office

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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)

### 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: April 8, 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

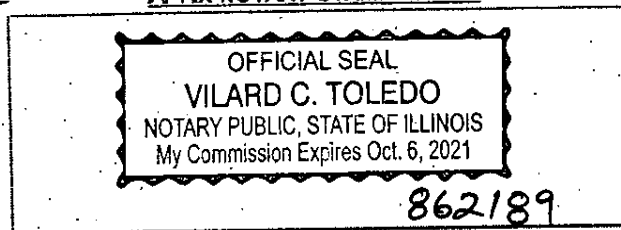
Subscribed and sworn to before me, Name of Notary Public: VILARD C. TOLEDO

By the said (Name of Grantor): DEIRDRE Ambrose

On this date of: April 8, 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: April 8, 2021

SIGNATURE: Charlotte Ambrose  
GRANTEE or AGENT

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

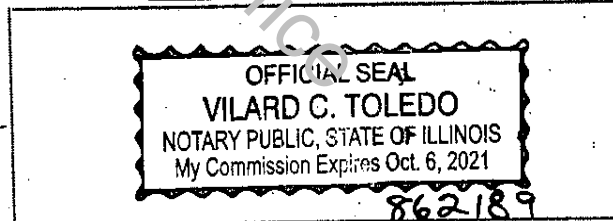
Subscribed and sworn to before me, Name of Notary Public: VILARD C. TOLEDO

By the said (Name of Grantee): Charlotte Ambrose

On this date of: April 8, 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**)