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Doc#: 2112707437 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 12:12 PM Pg: 1 of 6

Dec ID 20210501619572

File Number: ORG-107238

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

Requested by/Return to:
Title365 (Omaha)
11010 Burdette Street
PO Box 641010
Omaha, NE 68164

Mail Tax Statements To: **Steven M. Anselmo and Colette M. Anselmo: 12795 Mayfair Drive,
Lemont, IL 60439**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-31-207-009-0066

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): corrective deed

Steven M. Anselmo and Colette M. Anselmo, who took incorrectly title as Colette M. Anselmo, husband and wife, not as joint tenants or tenants in common but as tenants by the entireties, hereinafter grantors, whose tax-mailing address is **12795 Mayfair Drive, Lemont, IL 60439**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Steven M. Anselmo and Colette M. Anselmo**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, hereinafter grantee, whose tax mailing address is **12795 Mayfair Drive, Lemont, IL 60439**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Lemont, County of Cook, State of IL, and is described as follows: Lot 52 as designation upon the final Plat of Subdivision of Mayfair Estates, being a Subdivision in part of the West Half of the West Half of the Northeast quarter of Section 31, Township 37 North, Range 11 East of the Third Principal

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Meridian according to the plat thereof recorded April 24, 2003 as Document Number 0311419006, all in Cook County, Illinois. APN: 22-31-207-009-0000 Being the same premises conveyed from Deriggi Construction Company, a corporation to Steven M. Anselmo and Collett M. Anselmo in a deed dated 01/17/2015 and recorded date 02/11/2015 in Instrument Number 1504241022 of the official records.

Property Address is: 12795 Mayfair Drive, Lemont, IL 60439

Prior instrument reference: **1504241022**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

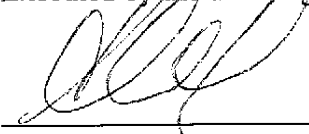
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

PROPERTY OF Cook County Clerk's Office

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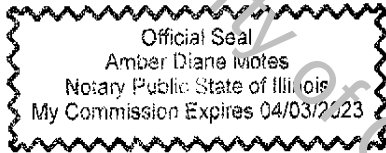
Executed by the undersigned on March 30, 2021:



Steven M. Anselmo

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 30, 2021 by **Steven M. Anselmo** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

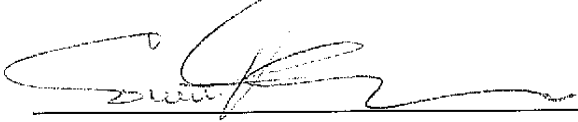


Amber Diane Motes
Notary Public

Cook County Clerk's Office

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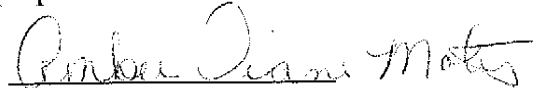
Executed by the undersigned on March 30, 2021:

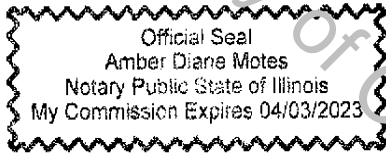


Colette M. Anselmo

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 30, 2021 by **Colette M. Anselmo**, who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



Property of Cook County Clerk's Office

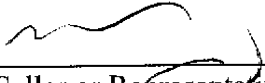
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph F Section 31-45, Property Tax Code.

Date: 5/3/21



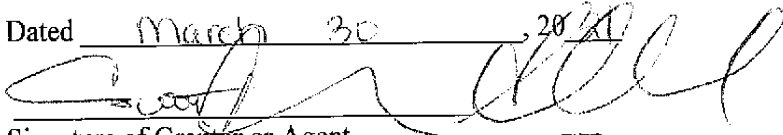
Buyer, Seller or Representative

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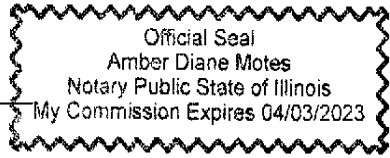
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 March 30, 2021

Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Colette M. Anselmo, Steven M. Anselmo
this 30 day of March,
2021.

NOTARY PUBLIC Amber Diane Motes



The Grantee or 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 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.

Date March 30, 2021

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Colette M. Anselmo, Steven M. Anselmo
This 30 day of March,
2021.

NOTARY PUBLIC Amber Diane Motes



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)