

UNOFFICIAL COPY

QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2114428360 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2021 01:29 PM Pg: 1 of 3

Dec ID 20210301656205

City Stamp 2-044-322-064

After Recording Mail To:

Brian I. Warens
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, IL 60173

Send Subsequent Tax Bills To:

Charles and Amanda Zagnoli
4337 S. Ellis Avenue
Chicago, IL 60653

THE GRANTORS, Charles D. Zagnoli and Amanda G. Zagnoli, husband and wife, of 4337 S. Ellis Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Amanda G. Zagnoli and Charles D. Zagnoli, as co-trustees of the Amanda G. Zagnoli Revocable Trust dated December 22, 2020, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached.

Permanent Real Estate Index Number: 20-02-102-015-0000

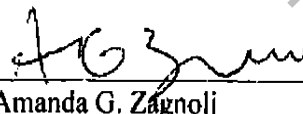
Address of Real Estate: 4335 S. Ellis Avenue, Chicago, Illinois 60653

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD said premises forever.


Charles D. Zagnoli


Amanda G. Zagnoli

Dated this 22nd day of December, 2020.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charles D. Zagnoli and Amanda G. Zagnoli, 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 22nd day of December, 2020.


NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 22nd day of December, 2020.


Signature of Buyer-Seller or their Representative

Prepared by: Brian I. Warens, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
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LEGAL DESCRIPTION

LOT 22 IN BLOCK 2 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN HUBBARD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-02-302-015-0000

Address of Real Estate: 4335 S. Ellis Avenue, Chicago, Illinois 60653

REAL ESTATE TRANSFER TAX



	14-May-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-02-302-015-0000 | 20210301656205 | 2-044-322-064

* Total does not include any applicable penalty or interest due

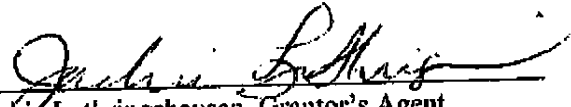
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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 December 22, 2020


Jackie Luthringshausen, Grantor's Agent

Subscribed and sworn to before me by the said Grantor
This 22nd day of December, 2020

Notary Public 

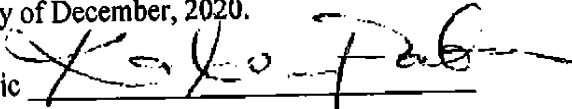


The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 22, 2020.


Jackie Luthringshausen, Grantee's Agent

Subscribed and sworn to before me by the said Grantee
This 22nd day of December, 2020.

Notary Public 



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.