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Doc#: 2115939079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2021 09:07 AM Pg: 1 of 5

AFTER RECORDING RETURN TO:

Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-21027081-02C

Dec ID 20210601654733
ST/CO Stamp 2-031-335-696

MAIL TAX STATEMENTS TO:

GIUSEPPE MAGGIOLINI AND CARMELA MAGGIOLINI
18242 CORK RD
TINLEY PARK, IL 60477

Name & Address of Preparer:

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

Parcel ID No.: 27-35-404-030-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 27TH day of April, 2021, by and between **GIUSEPPE MAGGIOLINI WHO ERRONEOUSLY ACQUIRED TITLE AS GUISEPPE MAGGIOLINI AND CARMELA MAGGIOLINI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 18242 CORK RD, TINLEY PARK, IL 60477, hereinafter referred to as Grantor(s) and **GIUSEPPE MAGGIOLINI AND CARMELA MAGGIOLINI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 18242 CORK RD, TINLEY PARK, IL 60477, 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: 18242 CORK RD, TINLEY PARK, IL 60477

Prior instrument reference: Document Number: 0325346233, Recorded: 09/10/2003

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

4/27/2021
Date

[Handwritten Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 27TH day of April, 20 21.

GIUSEPPE MAGGIOLINI WHO ERRONEOUSLY ACQUIRED TITLE AS GUISEPPE MAGGIOLINI

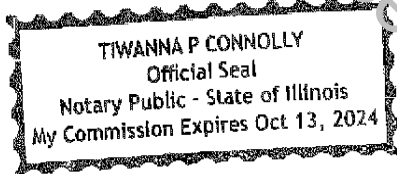
[Handwritten Signature]
CARMELA MAGGIOLINI

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT GIUSEPPE MAGGIOLINI WHO ERRONEOUSLY ACQUIRED TITLE AS GUISEPPE MAGGIOLINI AND CARMELA MAGGIOLINI 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 27TH day of April, 2021.

[Handwritten Signature]
Notary Public
My commission expires: 10/13/2024



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

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS:

LOT 54 IN AVONDALE LAKES SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 27-35-404-030-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED

GRANTOR: STATE BANK OF COUNTRYSIDE, A BANKING CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED OR REGISTERED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 15TH DAY OF JANUARY 1987, AND KNOWN AS TRUST NO. 87-230

GRANTEE: GUISEPPE MAGGIOLINI AND CARMELA MAGGIOLINI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

DATED: 08/27/2003



RECORDED: 09/10/2003

DOC#/BOOK-PAGE: 0325346233 / NA

PROPERTY COMMONLY KNOWN AS: 18242 CORK RD, TINLEY PARK, IL 60477

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Jun-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
27-35-404-030-0000 20210601654733 2-031-335-696		

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STATEMENT BY GRANTOR AND GRANTEE

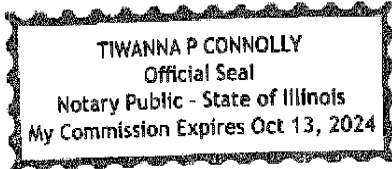
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 4/27/2021^{CM}, 2021.

Signature: *Carmela Maggiolini* *Giuseppe Maggiolini*
Grantor, or Agent

Subscribed and sworn to before me by the said, CARMELA MAGGIOLINI GIUSEPPE MAGGIOLINI this 27TH, day of APRIL, 2021.

Tiwanne P Connolly
Notary Public
My commission expires: 10/13/2024



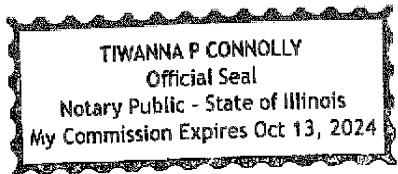
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/27, 2021.

Signature: *Carmela Maggiolini* *Giuseppe Maggiolini*
Grantee, or Agent

Subscribed and sworn to before me by the said CARMELA MAGGIOLINI GIUSEPPE MAGGIOLINI this 27TH, day of APRIL, 2021.

Tiwanne P Connolly
Notary Public
My commission expires: 10/13/2024



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.)