

Doc# 2120107428 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 12:00 PM Pg: 1 of 4

Dec ID 20210601674496  
ST/CO Stamp 1-656-496-912 ST Tax \$380.00 CO Tax \$190.00

### QUIT CLAIM DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

#### THE GRANTOR

**Katherine Marie Giannini, f/k/a Katherine Marie Larson**, a single woman

(The Above Space for Recorder's Use Only)

of the of City of Park Ridge of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND QUIT CLAIM to **THE GRANTEE**

**Gregory Michael Larson, J.**, a single man

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See second page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number (PIN): 09-26-307-009-0000  
Address of Real Estate: 107 N. Lincoln Ave. Park Ridge, IL 60068

DATED this 24 day of June 2021.

*K. Giannini*

(SEAL)

(SEAL)

**Katherine Marie Giannini, f/k/a Katherine Marie Larson**

(SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Katherine Marie Giannini, f/k/a Katherine Marie Larson**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 24<sup>th</sup> day of June, 2021.

Commission expires June 24 2024

*James K. Diamond*  
NOTARY PUBLIC



This instrument was prepared by: James K. Diamond, Esq., 250 W. St. Charles Rd. Villa Park, IL 60181.

# UNOFFICIAL COPY

## Legal Description



of premises commonly known as 307 N. Lincoln Ave. Park Ridge, IL 60068

LOT 12 AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOT 12 IN FEUERBORN AND KLODE'S ELM STREET ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF LOT 8 IN CHRISTIAN GRUPE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPTED UNDER REAL ESTATE TRANSFER TAX ACT §4, ¶ E

Date: 6/24/21

Signature: James K. Jensen  
Grantee(s) or Representative

REAL ESTATE TRANSFER TAX		12-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-26-307-009-0000		20210601675613   0-432-415-504

Exempt under provisions of Paragraph E  
35 ILCS 200/31-45, Property Tax Code  
Date 6/24/21 Buyer, Seller or Representative

MAIL TO:

Affinity Title Services LLC  
5301 Dempster St. Suite 206  
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:

Gregory Michael Larson, Jr.  
307 N. Lincoln Ave  
Park Ridge IL 60068

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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 this 29<sup>th</sup> day of June, 20 21. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said Joel Hymen this 29<sup>th</sup> day of June, 20 21.

Notary Public [Signature]



The grantee 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 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, 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 this 29<sup>th</sup> day of June, 20 21. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by and said Joel Hymen this 29<sup>th</sup> day of June, 20 21.

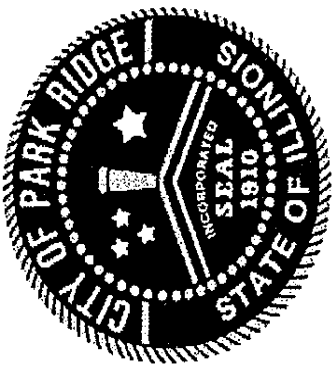
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)

Certificate # 21-000693

Pin(s)

09-26-307-009-0000

Address

307 N LINCOLN AVE

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

06/28/2021

X

Joseph C. Gilmore  
City Manager

PROPERTY OF COOK COUNTY CLERK'S OFFICE