

# UNOFFICIAL COPY

## QUIT CLAIM DEED (Illinois Statutory)



\*2120229018\*

Doc# 2120229018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 02:43 PM PG: 1 OF 3

*After Recording Mail To:*

Jackie R. Luthringshausen  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173

*Send Subsequent Tax Bills To:*

DiGioia Properties, LLC - 2720 W  
Cortland  
942 N. Honore Street  
Chicago, IL 60622

THE GRANTORS, Dennis DiGioia and Karla Garcia-DiGioia, husband and wife, of 942 N. Honore Street, 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 DiGioia Properties, LLC – 2720 W Cortland, an Illinois limited liability company, an interest in the following described Real Estate situated in Cook County, Illinois, to wit:

*Legal Description attached.*

**Permanent Real Estate Index Number:** 13-36-401-032-1012 & 13-36-401-032-1042

**Address of Real Estate:** 2720 W. Cortland Street Unit 205 and P-27, Chicago, Illinois 60647

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. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY.**

TO HAVE AND TO HOLD said premises forever.

Dennis DiGioia

Karla Garcia-DiGioia

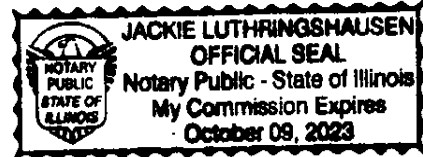
Dated this 12<sup>th</sup> day of May, 2021.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dennis DiGioia and Karla Garcia-DiGioia, 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 12<sup>th</sup> day of May, 2021.

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 12<sup>th</sup> day of May, 2021.

Signature of Buyer-Seller or their Representative

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## LEGAL DESCRIPTION


UNIT 205 AND PARKING UNIT P-27, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Index Number:** 13-36-401-032-1012 & 13-36-401-032-1042

**Property Address:** 2720 W. Cortland Street, Unit 205 and P-27, Chicago, Illinois 60647

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>		21-Jul-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		<b>TOTAL: 0.00</b>
13-36-401-032-1012   20210701696005   0-072-289-040		

<b>REAL ESTATE TRANSFER TAX</b>		21-Jul-2021
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

13-36-401-032-1012 | 20210701696005 | 1-086-327-568

\* Total does not include any applicable penalty or interest due

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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 May 12, 2021.

Priscilla A. Williams  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 12<sup>th</sup> day of May, 2021.

Notary Public Jessica Benitez



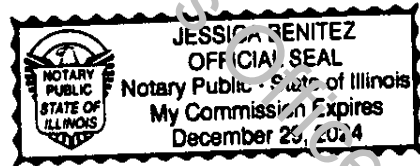
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 12, 2021.

Priscilla A. Williams  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 12<sup>th</sup> day of May, 2021.

Notary Public Jessica Benitez



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.