

UNOFFICIAL COPY

Doc#: 2120718025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 05:21 AM Pg: 1 of 4

Dec ID 20210601685066
ST/CO Stamp 1-213-125-392

Recording requested by:
Anthony R. Allegra
449 Evergreen Street
Bensenville, IL 60106

And when recorded, please return
this deed and tax statements to:
Anthony R. Allegra
449 S. Evergreen Street
Bensenville, IL 60106

Above reserved for official use only

QUIT CLAIM DEED

THE GRANTOR(s), ANACOTT PROPERTIES, LLC, an Illinois Limited Liability Company, of 449 Evergreen Street, Bensenville, IL 60106, County of DuPage, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, 5TH AVENUE CONSTRUCTION, INC, an Illinois Corporation of 1212 South Naper BLVD, Suite 119-262, Naperville, Illinois 60540, County of DuPage, State of Illinois ("GRANTEE(s)"), the following described real estate situated in the County of Cook, in the State of Illinois, all right, title, interest and claim to the following legal description:

~~LOT 121 IN THE GLENS OF CONNEMARA~~ *see legal Attached*

Address of Real Estate: 12842 Tullamore Lane, Lemont, Illinois 60439



Permanent Index Number: 22-35-203-021-0000

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Exempt under provisions of Paragraph e, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

REAL ESTATE TRANSFER TAX		17-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
22-35-203-021-0000 20210601685066 1-213-125-392		

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EXECUTED this day 28th of June, 2021

ANACOTT PROPERTIES, LLC

Anthony R. Allegra
ANTHONY R. ALLEGRA., as Manger

STATE OF ILLINOIS)
) SS
COUNTY OF DePue)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANTHONY R. ALLEGRA., 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, this 28th day of June, 2021.



[Signature]
Signature of Notary Public
Cynthia Latoria
Printed Name of Notary

My commission expires on 8/23, 2022

MUNICIPAL TRANSFER STAMP (If Required)

21136621 1/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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LEGAL DESCRIPTION

LOT 121 IN THE GLENS OF CONNEMARA, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
12842 Tullamore Ln
Lemont, IL 60439

PIN#: 22-35-203-021-0000

Property of Cook County Clerk's Office

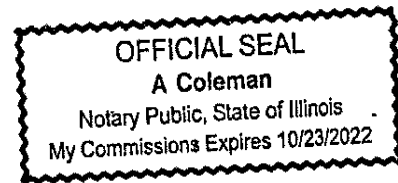
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STATEMENT BY GRANTOR AND GRANTEE

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 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: 6/28/2021

Signature: [Signature]
Grantor or Agent



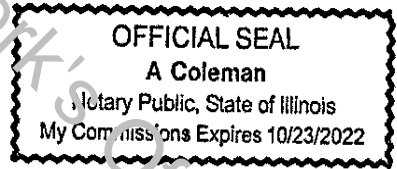
Subscribed and sworn to before me on June 28, 2021

Notary Public [Signature]

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 acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 6/28/2021

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me on June 28, 2021

Notary Public [Signature]

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, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)