

UNOFFICIAL COPY



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

Doc# 2122422004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 10:58 AM PG: 1 OF 4

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

Old Republic Title 21137648112
9601 Southwest Highway
Oak Lawn, IL 60453

QUIT CLAIM DEED

THE GRANTOR(s), **PROFESSIONAL DEVELOPMENT GROUP, LLC, an Illinois Limited Liability Company**, of 1212 South Naper BLVD, Suite 119-262, Naperville, Illinois 60540, 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, **MONTEFIORI DEVELOPMENT, LLC, an Illinois Limited Liability Company** of 1212 South Naper BLVD, Suite 119-262, Naperville, Illinois 60540, County of Du Page, 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: *see attached*

~~LOT 16 IN THE ESTATES OF MONTEFIORI,~~

Address of Real Estate: 12891 Collina Lane, Lemont, Illinois 60439

Permanent Index Number: 22-23-210-006-0000

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)

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LEGAL DESCRIPTION

Lot 16 in the Estates of Montefiori Subdivision, being part of the Southeast quarter of Section 14 and part of the Northeast quarter of Section 23, all in Township 37 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 1, 2016 as document 1609229053, in Cook County, Illinois.

Address of Real Estate: 12891 Collina Lane, Lemont, Illinois 60439

Permanent Index Number: 22-23-210-006-0000

Property of Cook County Clerk's Office

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AFFIDAVIT AS TO ORIGINAL DOCUMENT

Prepared by & Mail to:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

State of Illinois)
County of Cook) ss

WITNESSETH, that the affiant, under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

LEGAL: SEE ATTACHED EXHIBIT "A"

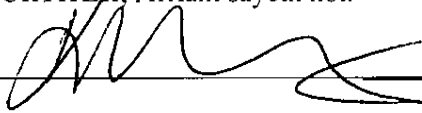
PIN: 22-23-210-006-0000

ADDRESS: 12891 Collina Ln Lenort, IL 60439

hereby affirmatively states and alleges as follows:

- 1) That the Quit Claim Deed attached hereto are true and exact copies of the original document executed by the parties.

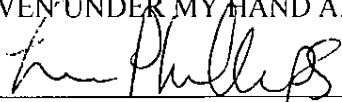
FURTHER, Affiant sayeth not.



STATE OF ILLINOIS) SS
COUNTY OF Cook)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT **Kimberli M Montes** PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 27 DAY OF July, 2021.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/9/22

