### **UNOFFICIAL COPY**

Doc#. 2124601243 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/03/2021 12:47 PM Pg: 1 of 4

Dec ID 20210801632365 ST/CO Stamp 0-493-129-488

Prepared by 49 Recording requested by: Anthony R. Allegra 449 Evergreen Steet Bensenville, IL 60106

And then recorded, please return this deed and tax statements to: Anthony & Allegra 449 S. Evergreen Street Bensenville, iL 45106

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21140099 93

QUIT CLAIM DEED

THE GRANTOR(s), PROFESS ONAL 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 DOLL/ RS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of v high is hereby acknowledged, hereby CONVEYS and WARRANTS, MONTEFIORI DEVEL TIMENT, LLC, an Illinois Limited Liability Company of 1212 South Naper BLVD, Suite 119-267, 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:

LOTION THE ESTATES OF MONTEFIORI.

Address of Real Estate:

12762 Rosa Lane, Lemont, Illin vis 6)439

Permanent Index Number:

22-23-209-010-0000

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 heir, administrators, executors, successors and/or assigns shall have, claim or demand any right or arbe 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 , Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45) 8 10 21

2124601243 Page: 2 of 4

### **UNOFFICIAL COPY**

EXECUTED this day 09 of 199	_, 202
PROFESSIONAL DEVELOPMENT GROUP, LLC	
FRANCIS A. DINTERIO, IR. as Manger	
STATE OF ILLINOIS ) COUNTY OF COX	
COUNTY OF TWE	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY THAT FRANCIS A. DIMPERIO, JR., 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 not forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

day of NOVST . 2021

Signature of Notary Public

(Seal)

TALOR A AHMANN Official Seal Notary Public - State of Illinois My Commission Expires Dec 11, 2022

Print d Name of Notary

My commission expires on DEC 1 2022

MUNICIPAL TRANSFER STAMP (If Required)

21140099 /3 Old Republic Title 9601 Southwest Highway Oak Lawn, IL 60453

## **UNOFFICIAL COPY**

#### 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 ILL. NOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 2/9/1	SIGNATURE A
Subscribed and sworn to bef re me by the said this 1 (th) day of Aug. 2024.  Notary Public 10011	OFFICIAL SEAL NICOLE L JONES NOTARY PUBLIC, STATE OF ILLINOIS 08/02/2023

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEF CITLE INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOLGIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL FURTHER IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 2/9/2 (\_\_\_

SIGNATURE Grantee of Agent

Subscribed and sworn to before

me by the said

Notary Public\_

OFFICIAL SEAL NICOLE L JONES NOTARY PUBLIC, STATE OF ILLINOIS 08/02/2023

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee small be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

2124601243 Page: 4 of 4

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#### LEGAL DESCRIPTION

LOT 10 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF S. TCTION 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 commonly known as: 12762 Rosa Ln Lemont, IL 60434 Coot County Clart's Ortica

PIN#: 22-23-209-010 0000