

UNOFFICIAL COPY



Doc# 2126557058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 04:14 PM PG: 1 OF 4

QUIT CLAIM DEED

The above space for recorder's use only

THE GRANTOR(S) SOUTH CAMPBELL, LLC, an Illinois Limited Liability Company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUITCLAIMS to THE GRANTEE(S): JOHN EDWARD D'AMBROGIO, married, as to a 50% interest, DAVOR ENGEL, as to a 25% interest, and ~~CONNIE ENGEL~~ ^{ENGEL C/A}, as to a 25% interest, as tenants in common, with an address of 723 SOUTH CAMPBELL AVENUE, CHICAGO, ILLINOIS 60612, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

PERMANENT INDEX NUMBER: 16-13-407-028-0000, 16-13-407-029-0000

ADDRESS OF PROPERTY: 723 SOUTH CAMPBELL AVENUE, CHICAGO, ILLINOIS 60612

This transfer is EXEMPT under the provisions of Section 4, Paragraph E, of the Illinois Real Estate Transfer Tax Act.

REAL ESTATE TRANSFER TAX

22-Sep-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-13-407-028-0000 | 20210701689295 | 1-907-662-992

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

REAL ESTATE TRANSFER TAX

22-Sep-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-13-407-028-0000 | 20210701689295 | 2-134-925-456

UNOFFICIAL COPY

Dated this 18th day of Dec, 2020.

SOUTH CAMPBELL, LLC, an Illinois Limited Liability Company

[Signature]
Name: John Edward D'Ambraglio
Title: MEMBER SOUTH CAMPBELL LLC

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that John Edward D'Ambraglio, Dawn Engel, and Connie Engel as authorized signatory for SOUTH CAMPBELL, LLC, an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing QUIT CLAIM DEED, 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.

Given under my hand and seal this 18th day of December, 2020.

[Signature]
NOTARY PUBLIC



Mail to:
D'AMBROGIO
720 S. Dearborn #806
Chicago IL 60605

Tax Bill to:
JOHN E. D'AMBROGIO
720 S DEARBORN #806
CHICAGO IL 60605

This instrument prepared by:
ERIC FELDMAN & ASSOCIATES P.C.
123 W Madison St, Suite 1704, Chicago, IL 60602



UNOFFICIAL COPY

EXHIBIT A – LEGAL DESCRIPTION

LOTS 15 AND 16 IN THE SUBDIVISION OF LOT 34 (EXCEPT THE EAST 5 FEET) AND LOTS 35, 36, 37 AND 38 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

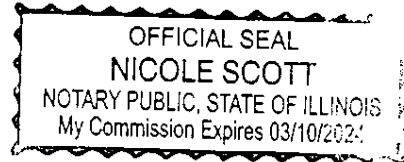
The grantor(s) or his/her/its agent affirms that, to the best of his/her/its knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.

SOUTH CAMPBELL, LLC, an Illinois Limited Liability Company

Dated 18th of December, 2020

Signature: [Handwritten Signature]
Name: JOHN D'AMBROGIO
Title: member, SOUTH CAMPBELL LLC

Subscribed and sworn to before
Me by the said Grantor
this 18th day of December, 2020.



NOTARY PUBLIC [Handwritten Signature]

The Grantee(s) or his/her/its 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 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 18th of December, 2020

Signature: [Handwritten Signature]
JOHN EDWARD D'AMBROGIO

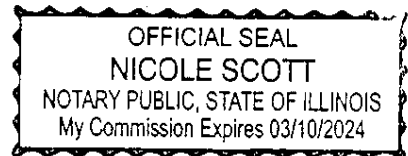
Dated 18th of DEC, 2020

Signature: [Handwritten Signature]
DAVOR ENGEL

Dated 18th of Dec, 2020

Signature: [Handwritten Signature]
CONNIE ENGEL
ENGEL USE

Subscribed and sworn to before
Me by the said Grantee (s)
this 18th day of December, 2020.



NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)