

# UNOFFICIAL COPY

Doc#: 2130746038 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/03/2021 11:29 AM Pg: 1 of 5

Dec ID 20211101626446

ST/CO Stamp 0-167-212-176

City Stamp 1-369-404-560

**Return To:**

Angela Bowman and Nicolas Zorzi  
4322 N Albany Ave  
Chicago IL 60618

**This Instrument Prepared by:**

Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst IL 60126

**Mail Tax Statements To:**

Angela Bowman and Nicolas Zorzi  
4322 N Albany Ave  
Chicago IL 60618

This space for recording information only

Order #: OC21037400

## QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31 45(c)

EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH E SECTION  
31-45 PROPERTY TAX CODE

By: Angela Bowman 10/29/2021  
Grantor/Grantee/Agent Date

WMA 11/2/2021

**GRANTOR,**

Angela Bowman, a married woman, who acquired title as single, herein joined by their spouse,  
Nicolas Zorzi  
4322 N Albany Ave, Chicago IL 60618

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

**GRANTEE,**

Angela Bowman and Nicolas Zorzi, a married couple, tenants by entirety with right of survivorship.  
4322 N Albany Ave, Chicago IL 60618

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 13-13-301-026-0000  
Property Address: 4322 N Albany Ave, Chicago IL 60618

Preparer has examined no underlying title documentation regarding this deed

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Angela Bowman  
Angela Bowman

10/27/2021  
Date

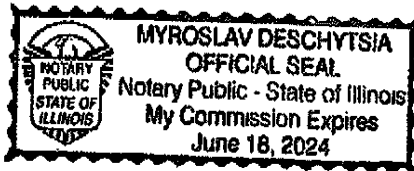
Nicolas Zorzi  
Nicolas Zorzi

10.27.2021  
Date

State of IL

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 10-27, 2021, Angela Bowman and Nicolas Zorzi who is personally known to me or has produced DL as identification and who signed this instrument willingly.



[Signature]  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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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 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.

Date: 10-27, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said GRANTOR  
this 27 day of OCTOBER, 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 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.

Date: 10-27, 2021 Signature: [Signature]  
Grantee or Agent


Subscribed and sworn to before  
Me by the said GRANTEE  
This 27 day of OCTOBER, 2021.



NOTARY PUBLIC [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.)

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REAL ESTATE TRANSFER TAX		02-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-13-301-026-0000 | 20211101626446 | 1-369-404-560

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

REAL ESTATE TRANSFER TAX		02-Nov-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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## EXHIBIT "A"

LOT 14 AND THE NORTH 7 FEET OF LOT 15, IN BLOCK 1 IN DAVIS SUBDIVISION OF THE NORTHEAST ¼ OF THE WEST ½ OF THE WEST ½ OF THE SOUTH WEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office