

# UNOFFICIAL COPY

Doc#: 2133407525 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/30/2021 10:19 AM Pg: 1 of 6

2110981 FL RTC

Dec ID 20211101654041  
ST/CO Stamp 2-126-520-976

## QUITCLAIM DEED

GRANTOR, PHILLIP BRUNO, an unmarried man, and HILDEGARD A. LITTO, formerly known as HILDEGARD BRUNO, a remarried woman, joined by her spouse, PERRY LITTO, who acquired title as husband and wife (herein, "Grantor"), whose address is 9601 South Tripp Avenue, Oak Lawn, IL 60453, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, HILDEGARD A. LITTO and PERRY LITTO, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 9601 South Tripp Avenue, Oak Lawn, IL 60453, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 9601 South Tripp Avenue, Oak  
Lawn, IL 60453

Permanent Index Number: 24-10-208-001-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 28<sup>th</sup> day of April, 2021.

### When recorded return to:

HILDEGARD A. LITTO  
PERRY LITTO  
9601 SOUTH TRIPP AVENUE  
OAK LAWN, IL 60453

### Send subsequent tax bills to:

HILDEGARD A. LITTO  
PERRY LITTO  
9601 SOUTH TRIPP AVENUE  
OAK LAWN, IL 60453

### This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

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**GRANTOR**

Hildegard A. Litto, formerly known as  
HILDEGARD A. LITTO, formerly known  
as HILDEGARD BRUNO

Hildegard Bruno

STATE OF Illinois  
COUNTY OF COOK

This instrument was acknowledged before me on 28 April 2021, by HILDEGARD A. LITTO, formerly known as HILDEGARD BRUNO.

[Affix Notary Seal] Notary Signature: \_\_\_\_\_  
Printed name: Chris Parker  
My commission expires: Dec 10 2024



**GRANTOR**

Perry Litto  
PERRY LITTO

STATE OF IL  
COUNTY OF COOK

This instrument was acknowledged before me on 28 April 2021, by PERRY LITTO.

[Affix Notary Seal] Notary Signature: \_\_\_\_\_  
Printed name: Chris Parker  
My commission expires: Dec 10 2024



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

4/28/21  
Date

# UNOFFICIAL COPY

GRANTOR

*Phillip Bruno*  
PHILLIP BRUNO

STATE OF Illinois  
COUNTY OF COOK

This instrument was acknowledged before me on 28 April 2021, by PHILLIP BRUNO.

[Affix Notary Seal]

Notary Signature: \_\_\_\_\_

Printed name: Chris Parker

My commission expires: Dec 10 2024



Property of Cook County Clerk's Office

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## EXHIBIT A

### [Legal Description]

LOT 18 IN BLOCK IN CHARLES V. MC ERLEANS SECOND 95TH STREET SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initiate, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 27 April 2021

*Hildegard A. Litto, formerly known as  
Hildegard Bruno Perry Litto*  
Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said HILDEGARD A LITTO formerly known as HILDEGARD BRUNO PERRY LITTO this 28 day of April, 2021.

*Philip Bruno*  
Philip Bruno

Notary Public \_\_\_\_\_



The grantee or his/her agent affirms that, to the best of his/her 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: 28 April 2021

*Hildegard A. Litto Perry Litto*  
Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said HILDEGARD A LITTO PERRY LITTO this 28 day of April, 2021.



Notary Public \_\_\_\_\_

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

# UNOFFICIAL COPY

9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



**COPY**

## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9601 S TRIPP AVE

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(D) of said Ordinance

Dated this 22ND day of NOVEMBER, 2021

Thomas. E. Phelan  
Village Manager

Terry Vorderer  
Village President

Claire Henning  
Village Clerk

Thomas E. Phelan  
Village Manager

Village Trustees  
Tim Desmond  
Paul A. Mallo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

22ND Day of NOVEMBER, 2021

