

UNOFFICIAL COPY

Doc#. 2134325218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2021 12:48 PM Pg: 1 of 4



Dec ID 20211201664648
ST/CO Stamp 1-613-050-512

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2021-12001

THE GRANTOR(S) JALG5 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, having its place of business at 10555 W Cermak Rd., Westchester, IL 60154 of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to JAMES J. GERACE AND LAURA M. CATRAMBONE-GERACE, HUSBAND AND WIFE, AS JOINT TENANTS, whose address is 1013 N Fair Oaks Ave., Oak Park, IL 60302 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 9 IN MARTINDALE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-29-105-014-0000

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-29-105-014-0000
Address(es) of Real Estate: 2320 Sherwood Avenue, Westchester, IL 60154

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

Date

11-24-2021

Buyer, Seller or Representative

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

12/3/2021

UNOFFICIAL COPY

Dated this 24th day of November, 2021.

James J. Gerace
JALG5 LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, BY JAMES J. GERACE, AN
AUTHORIZED SIGNER

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES J. GERACE personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of November, 2021
Cheryl A. Stojak (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517



Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

REAL ESTATE TRANSFER TAX

05-Dec-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

15-29-105-014-0000 | 20211201664648 | 1-813-050-512

Mail Tax Bill(s) To:

James J. Gerace
1013 N Fair Oaks Ave.
Oak Park, IL 60302

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EXHIBIT "A" **Property Description**

Closing Date: November 24, 2021

Borrower(s): James J. Gerace

Property Address: 2320 Sherwood Avenue, Westchester, IL 60154

PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,
IN THE STATE OF ILLINOIS, TO WIT:

LOT 22 IN BLOCK 9 IN MARTINDALE ESTATES UNIT NO. 2, BEING A SUBDIVISION
OF PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-29-105-014-0000

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 625 ILCS 600/20 (Rev. Ch. 94, par. 3-2000)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11/24/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the **GRANTOR** who witnesses the **GRANTEE**'s signature.

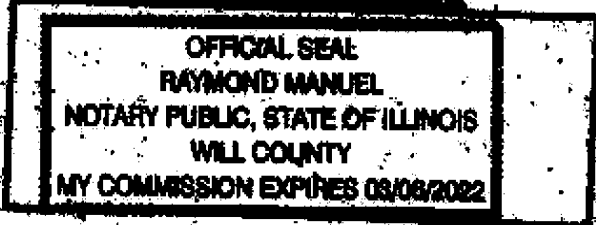
Subscribed and sworn to before me, Name of Notary Public:

By the said Grantor of [Signature]

On this date of 11/24/2021

NOTARY SIGNATURE: [Signature]

Raymond Manuel
NOTARY PUBLIC



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTOR** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATE: 11/24/2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the **GRANTEE** who witnesses the **GRANTOR**'s signature.

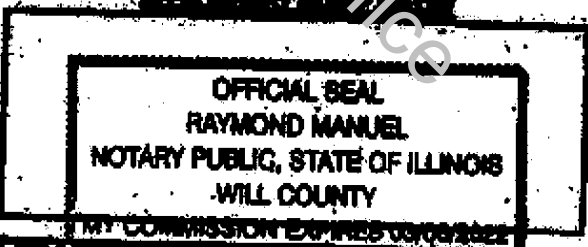
Subscribed and sworn to before me, Name of Notary Public:

By the said Grantee of [Signature]

On this date of 11/24/2021

NOTARY SIGNATURE: [Signature]

Raymond Manuel
NOTARY PUBLIC



GENERAL LIABILITY NOTICE
Pursuant to Section 625 ILCS 600/20, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS 2 Misdemeanor** for the **GRANTEE** and of a **CLASS 4 Felony** for subsequent offenses.

(Which is **INDEXED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Block Real Estate Transfer Act**: 625 ILCS 600/1.21)