

UNOFFICIAL COPY

Doc#: 2135046169 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 11:04 AM Pg: 1 of 4

2130649 IL/RTC

Dec ID 20211201671435
ST/CO Stamp 0-926-845-584

QUITCLAIM DEED

GRANTOR, WAYNE R. COLOSIMO, SUCCESSOR TRUSTEE, under the DECLARATION OF TRUST OF CARMEN COLOSIMO AND LUELLA MAE COLOSIMO dated June 4, 1996 (herein, "Grantor"), whose address is 11458 Fenview Court, Orland Park, IL 60467, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE, KRISTEN COLOSIMO**, an unmarried woman, **CHERYL LYNN HENSHAW**, a married woman, and **WAYNE R. COLOSIMO**, a married man, as joint tenants with right of survivorship (together herein, "Grantee"), each of whose address is 11458 Fenview Court, Orland Park, IL 60467, 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: 11458 Fenview Court, Orland Park, IL 60467

Permanent Index Number: 27-07-203-012-0000

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 22nd day of November, 2021.

When recorded return to:

KRISTEN COLOSIMO
CHERYL LYNN HENSHAW
WAYNE R. COLOSIMO
11458 FENVIEW COURT
ORLAND PARK, IL 60467

Send subsequent tax bills to:

KRISTEN COLOSIMO
CHERYL LYNN HENSHAW
WAYNE R. COLOSIMO
11458 FENVIEW COURT
ORLAND PARK, IL 60467

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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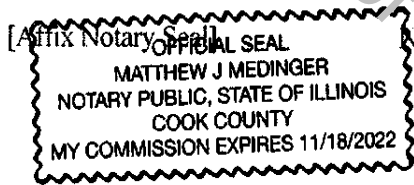
GRANTOR

DECLARATION OF TRUST OF CARMEN
COLOSIMO AND LUELLA MAE COLOSIMO
dated June 4, 1996

Wayne R. Colosimo
WAYNE R. COLOSIMO, Trustee

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 22nd, 2021, by WAYNE R. COLOSIMO, Trustee, under the DECLARATION OF TRUST OF CARMEN COLOSIMO AND LUELLA MAE COLOSIMO dated June 4, 1996.



Notary signature: Matthew J. Medinger
Printed name: Matthew J. Medinger
My commission expires: 11/18/2022

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

Wayne R. Colosimo
Signature of Buyer/Seller/Representative

11/22/21
Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

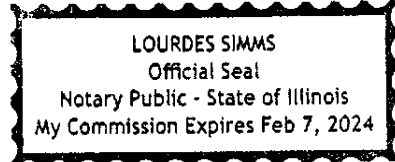
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 22, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by

the said Loures Simms
this 22 day of November, 2021.



Notary Public: [Signature]

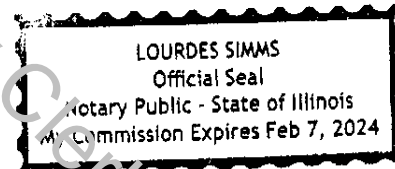
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Dated: November 22, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by

the said Loures Simms
this 22 day of November, 2021.



Notary Public: [Signature]

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 Tax Act.)

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EXHIBIT A

[Legal Description]

LOT 12 IN BLOCK 5 IN PINWOOD EAST UNIT #5, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, initial, 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.