

# UNOFFICIAL COPY



\*2135425104D\*

## QUIT CLAIM DEED

Doc# 2135425104 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2021 11:50 AM PG: 1 OF 4

The GRANTOR(S), John Carpino, a widower, of the City of Willow Springs County of Cook, State of Illinois, in consideration of **Ten and No/100 (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to John Carpino as Trustee of the Carpino Family Trust dated August 26, 2020, of Willow Springs the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

(Legal Description)

SEE ATTACHED EXHIBIT A

PIN: 23-06-402-031-0000

Property Commonly known as: 84 Santa Fe Court, Willow Springs, IL 60480

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.

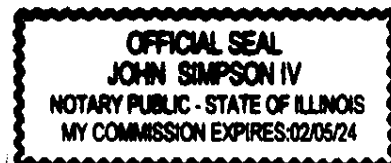
John Carpino

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Carpino, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of August, 2020.

(Notary Public)



### REAL ESTATE TRANSFER TAX

20-Dec-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

23-06-402-031-0000

| 20211201676801 | 0-703-273-616

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This instrument was prepared by: John Simpson, Simpson Dattilo LLC, 3416 Harlem Avenue, Riverside, IL 60546

**Send Recorded Instrument To:**

John Simpson  
3416 Harlem Avenue  
Riverside, IL 60546

**Send Subsequent Tax Bills To:**

John Carpino  
84 Santa Fe Court  
Willow Springs, IL 60480

This instrument is exempt under Paragraph E. of Section 4 of the Illinois Real Estate Transfer Act.

  
\_\_\_\_\_  
John Carpino

DATE: 8/26/2020

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION "EXHIBIT A"

THAT PART OF LOT 52 IN THE WINDINGS OF WILLOW RIDGE PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1999 AS DOCUMENT NUMBER 09095991, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 52; THENCE NORTH 04 DEGREES 32 MINUTES 21 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 52, A DISTANCE OF 78.45 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 53 SECONDS EAST 88.23 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 47 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE, 33.83 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 53 SECONDS WEST, 6.25 FEET; THENCE SOUTH 09 DEGREES 47 MINUTES 07 SECONDS EAST, 4.42 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 53 SECONDS EAST, 2.25 FEET; THENCE SOUTH 09 DEGREES 47 MINUTES 07 SECONDS EAST, 18.75 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 53 SECONDS WEST, 20.00 FEET TO THE CENTER LINE OF A PARTY WALL; THENCE NORTH 09 DEGREES 47 MINUTES 07 SECONDS WEST ALONG SAID CENTER LINE; 57.00 FEET; THENCE NORTH 80 DEGREES 12 MINUTES 53 SECONDS EAST, 24.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

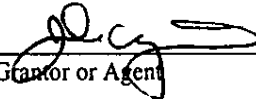
Cook County Clerk's Office

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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 ILLINOIS.

Dated 8/26/2020

SIGNATURE   
Grantor or Agent

Subscribed and sworn to before me by the said John Carpino this 26 (th) day of August, 2020.

Notary Public 




THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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: 8/26/2020

SIGNATURE   
Grantee or Agent

Subscribed and sworn to before me by the said John Carpino this 26 (th) day of August, 2020.

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.