

UNOFFICIAL COPY

Doc#: 2206907256 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 08:19 AM Pg: 1 of 4

PREPARED BY:

John R. Carrozza
The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

Dec ID 20220201633081

(Above Space for Recorder's use only)

QUIT-CLAIM DEED

The Grantor(s), CONNIE N. DIAZ-MARIN, a single women, and CYNTHIA V. DUMAIS and JESSE D. DUMAIS, a married couple whose address is 2510 Elm Street, River Grove, Illinois 60171, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid, CONVEY(S) and QUIT CLAIM(S) to the Grantee(s) CONNIE N. DIAZ-MARIN, a single women, CYNTHIA V. DUMAIS and JESSE D. DUMAIS, a married couple, and ELLEN K. BERGGREN, a widow, not as Tenants in Common but as Joint Tenants with Right of Survivorship all interest in the real estate legally described as follows, to wit:

SEE EXHIBIT A (LEGAL DESCRIPTION ATTACHED HERETO)

Commonly Known as: 2510 Elm Street, River Grove, IL 60171

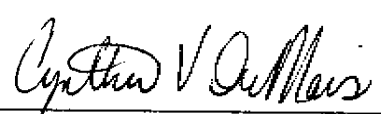
PIN 12-27-410-051-0000

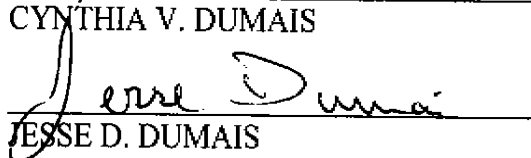
SUBJECT TO: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any, and (g) all matters of record;

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

Dated this 16th day of February, 2022.


CONNIE N. DIAZ-MARIN


CYNTHIA V. DUMAIS


JESSE D. DUMAIS

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EXHIBIT A

LEGAL DESCRIPTION

LOT 21 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 20 IN BLOCK 20 IN WALTER C. MCINTOSH AND COMPANY'S RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 8944974, IN COOK COUNTY, ILLINOIS

Commonly Known as: 2510 Elm Street, River Grove, IL 60171

PIN 12-27-410-051-0000

VILLAGE OF RIVER GROVE
Exempt
Property

NO. 2142
OK. 03/08/22
Approved


Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CONNIE N. DIAZ-MARIN, personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 16th day of February, 2022.

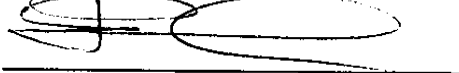


Notary Public

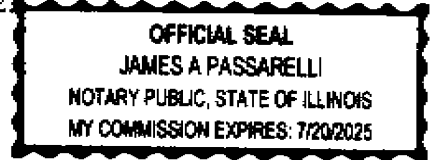


I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CYNTHIA V. DUMAIS, personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 16th day of February, 2022.

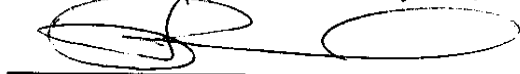


Notary Public



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JESSE D. DUMAIS, personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 16th day of February, 2022.



Notary Public

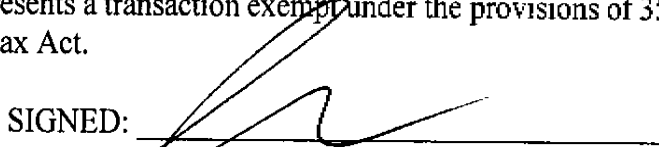


Mail To and

Tax Bill To: Cynthia and Jesse DuMais: 2510 Elm Street, River Grove, IL 60171

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

DATED: February 16, 2022

SIGNED: 

Grantor, Grantee or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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.

DATED: 2 | 16 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

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

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

By the said (Name of Grantor): Connie N. Diaz-Marin

On this date of: 2 | 16 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 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: 2 | 16 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

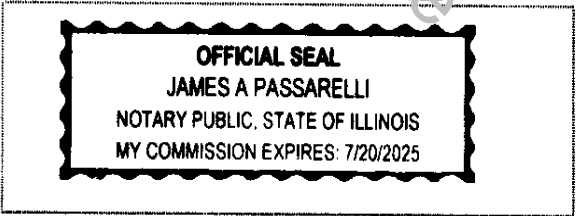
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Connie N. Diaz-Marin

On this date of: 2 | 16 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**