

# UNOFFICIAL COPY

**After Recording Return to:**

Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Instrument Prepared By:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

**Mail Tax Statements To:**

Elena Rippe, Successor Trustee  
12931 South Monitor Avenue  
Palos Heights, IL 60463-2434

**Tax Parcel ID Number:**

24-32-207-006-0000

**Order Number:**

70226461

Doc#: 2208718174 Fee: \$98.00

Karen A. Yarbrough


Cook County Clerk

Date: 03/28/2022 09:09 AM Pg: 1 of 5

Dec ID 20220301659884

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: , date 6/16/21  
ELENA RIPPE

Dated this 16<sup>th</sup> day of June, 2021, WITNESSETH, that, ELENA RIPPE, a single woman, whose address is 12931 South Monitor Avenue, Palos Heights, IL 60463-2434, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto ELENA RIPPE, Successor Trustee of THE LARRY F. RIPPE LIVING TRUST dated July 25, 2006, and any amendments thereto, whose address is 12931 South Monitor Avenue, Palos Heights, IL 60463-2434, hereinafter referred to as "GRANTEE," whether one or more, all the rights and tide interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 12931 South Monitor Avenue, Palos Heights, IL 60463-2434, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PAGE 1 of 3



PCL

70226461DQTC05010103


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Assessor's Parcel Number: 24-32-207-006-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

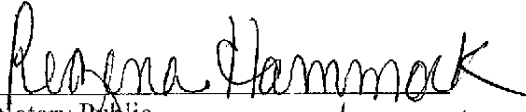
IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

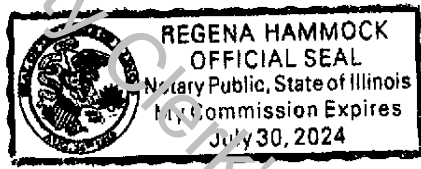
  
ELENA RIPPE

STATE OF Illinois )  
COUNTY OF Cook ) ss.


I, Regena Hammock, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ELENA RIPPE**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 16<sup>th</sup> day of June 2021.

  
Notary Public  
My Commission Expires: 7/30/24



The transfer of title and conveyance herein is hereby accepted by **ELENA RIPPE**, Successor Trustee of **THE LARRY F. RIPPE LIVING TRUST** dated July 25, 2006, and any amendments thereto

  
**ELENA RIPPE**, Successor Trustee of **THE LARRY F. RIPPE LIVING TRUST** dated July 25, 2006, and any amendments thereto



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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN ROBERT BARTLETT'S NAVAJO GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1946 AS DOCUMENT NUMBER 13796068 IN COOK COUNTY, ILLINOIS.

Property Address: 12931 South Monitor Avenue, Palos Heights, IL 60463-2434

Assessor's Parcel No.: 24-32-207-006-0000

Property of Cook County Clerk's Office



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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: 6 | 16 | 2021

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): Elena Rippe

On this date of: 6 | 16 | 2021

NOTARY 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: 6 | 16 | 2021

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): Elena Rippe, Successor Trustee

On this date of: \_\_\_\_\_, 20

NOTARY 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)**)

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## INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois  
County of Cook } ss.

On this the 30<sup>th</sup> day of July, 2021, before me,

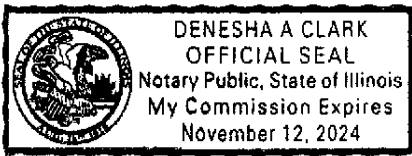
Denesha Clark, the undersigned Notary Public,  
Name of Notary Public

personally appeared Elena Rosa Rippe  
Name(s) of Signer(s)

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal/Stamp Above

[Signature]  
Signature of Notary Public  
11-12-2024

Any Other Required Information  
(Printed Name of Notary, Expiration, Date, etc.)

### OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Statement By Grantor and Grantee

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_