### **UNOFFICIAL COPY**

Doc#. 2209045004 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/31/2022 09:32 AM Pg: 1 of 4

Dec ID 20220301656291 ST/CO Stamp 1-396-940-176

Recording requested by: Anthony R. Allegra 449 Evergreen Steet Bensenville, IL 60106

And when recorded, please return this deed and tax statements to: Anthony R. Allegra 449 S. Evergreen Street Bensenville, IL 60106

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#### **QUIT CLAIM DEED**

THE GRANTOR(s), PROFESSIONAL DEVELOPMENT GROUP, LLC, an Illinois Limited Liability Company, of 105 Stephen Street Ste LL 10, Lemont IL 60439, County of Cook, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, MONTEFIORI DEVELOPMENT, LLC, ar. Illinois Limited Liability Company of 106 Stephen Street Ste LL 10, Lemont IL 60439, Courty of Cook, State of Illinois ("GRANTEE(s)"), the following described real estate situated in the County of Cook, in the State of Illinois, all right, title, interest and claim to the following legal description:

LOT 36 IN THE ESTATES OF MONTEFIORI, See attached legal

Address of Real Estate: 12890 Collina Lane, Lemont, Illinois 60439

Permanent Index Number: 22-23-208-006-0000

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

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

Exempt under provisions of Paragraph\_\_\_\_\_, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

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## **UNOFFICIAL COPY**

EXECUTED this day 25th of February, 2022

PROFESSIONAL DEVELOPMENT GROUP, LLC

FRANCIS A. DIMPERIO, JR., as Manger

STATE OF ILLINOIS )
COUNTY OF COOK )

Fullfine Th

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANC'S A. DIMPERIO, JR., personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 notarial seal, this 25th day of February 2023

(Seal)

TALOR A AHMANN
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 11, 2022

Signature of Notary Public

\_TAŁOK A AHMANN\_

Printed Name of Notary

My commission expires on December 11, 2022.

MUNICIPAL TRANSFER STAMP (If Required)

к	tal edia ie	IKANSEK	IAX	ZD-MBI-ZUZZ
_	ASA.	182	COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL	00.0
*******	27,23,208,006,0000		20220301656291	1_396_940_176

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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### **UNOFFICIAL C**

### 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 **SIGNATURE** Grantor of Agent Subscribed and sworn to be or me by the said (th) day of OFFICIAL SEAL NICOLE L JONES NOTARY PUBLIC, STATE OF ILLINOIS 08/02/2023

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEITCLAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FORFIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL LISTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINUSS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated

**SIGNATURE** Grantée or Agent

Subscribed and sworn to before

me by the said

Notary Public

OFFICIAL SEAL NICOLE L JONES NOTARY PUBLIC, STATE OF ILLINOIS 08/02/2023

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.

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# **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

LOT 36 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 12890 Critina Ln Lemont, IL 30439

PIN#: 22-23-208-005-0000