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2209834073

Doc# 2209834073 Fee \$88.00

QUIT CLAIM DEED
Statutory (ILLINOIS)

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2022 02:30 PM PG: 1 OF 6

PREPARED BY AND
MAIL TO:
Anthony Calandriello, Esq.
Gensburg Calandriello & Kanter, P.C.
200 West Adams, Suite 2425
Chicago, IL 60606

NAME AND ADDRESS
OF TAXPAYER:
7209 South Western Avenue LLC
c/o Dominic Riccordino
2843 West 79th Street
Chicago, Illinois 60652

THE GRANTORS, DOMINIC RICCORDINO and ROSEMARY RICCORDINO, husband and wife, not as tenants in common but as joint tenants with rights of survivorship, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEE, 7209 SOUTH WESTERN AVENUE LLC, an Illinois limited liability company, the GRANTORS' entire interest in the Real Estate legally described on Exhibit A in the County of Cook, State of Illinois, attached hereto and made part hereof

Lot 2843 West 79th Street, City of Chicago,
County of Cook, State of Illinois

Permanent Index Number(s): 20-30-108-004-0000
Property Address: 7209 South Western Avenue, Chicago, IL 60636

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

Subject to covenants, conditions, easements and restrictions of record and taxes, for the year 2020.

Dated this 24 day of November 2020

Dominic Riccordino
DOMINIC RICCORDINO

Rosemary Riccordino
ROSEMARY RICCORDINO

CTT (1 all) →

A00125052 ALP

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 44 AND 45 IN BLOCKS 5, 12 AND 13 OF DEWEY AND HOGGS SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7209 South Western Avenue, Chicago, Illinois 60636
PINS: 20-30-108-004-0000

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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, Illinois limited liability company, foreign corporation or foreign limited liability company 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.

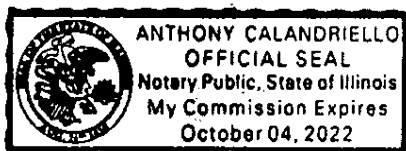
Dated 11-24, 2020

Signature: Dominic Riccordino
Dominic Riccordino

Dated 11-24, 2020

Signature: Rosemary Riccordino
Rosemary Riccordino

Subscribed and sworn to before me
By the said GRANTORS
This 24 day of November 2020
Notary Public Calandriello



Property of Cook County Clerk's Office

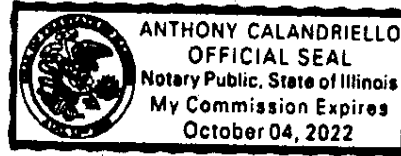
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The **grantee** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, Illinois limited liability company, foreign corporation or foreign limited liability company 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 11-24, 2020

Signature: *Dominic Riccordino*
Dominic Riccordino, Manager of
7209 South Western Avenue LLC

Subscribed and sworn to before me
By the said GRANTEE
This 24 day of November 2020
Notary Public *Anthony Calandriello*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Patrice M Connolly being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Dominic Riccardino

Rosemary Riccardino

(print name(s) of executor/grantor)

7209 South Western Avenue LLC

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]
Affiant's Signature Above

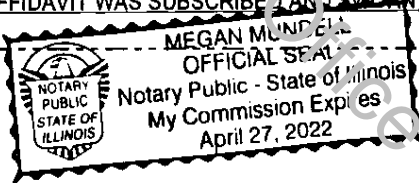
4/7/2022
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

April 7 2022

Date Document Subscribed & Sworn Before Me

Megan Munde
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.