

UNOFFICIAL COPY



2209834074

QUIT CLAIM DEED Statutory (ILLINOIS)

Doc# 2209834074 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2022 02:32 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:

8300 South Justine Street 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, 8300 SOUTH JUSTINE STREET 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.

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

Permanent Index Number(s): 20-32-300-008-0000
Property Address: 8300 South Justine Street, Chicago, Illinois 60620

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

ROSEMARY RICCORDINO

CTT (100) pme
A00125052 BLP

REAL ESTATE TRANSFER TAX

07-Apr-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-32-300-008-0000

| 20220301665960 | 0-390-816-656

REAL ESTATE TRANSFER TAX

07-Apr-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00*

20-32-300-008-0000 | 20220301665960 | 0-749-265-808

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

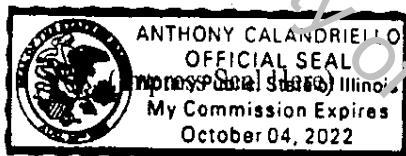
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominic Riccordino and Rosemary Riccordino, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 24th day of November, 2020.

Anthony Calandriello

Notary Public

My Commission Expires: 10-4-22



COUNTY-ILLINOIS TRANSFER STAMPS:
EXEMPT UNDER PROVISIONS OF 35 ILCS,
SECTION 31-45, PARAGRAPH E, REAL
ESTATE TRANSFER TAX ACT

DATE: 11-24, 2020

Dominic Riccordino

DOMINIC RICCORDINO

Rosemary Riccordino

ROSEMARY RICCORDINO

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN BLOCK 3 IN EDGEWOOD, BEING A SUBDIVISION BY HILL AND GEIGER OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8300 South Justine Street, Chicago, Illinois 60620
PINS: 20-32-300-008-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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

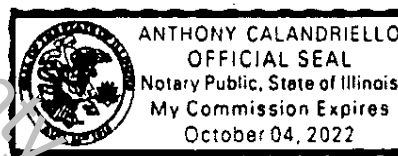
Signature: *Rosemary Riccordino*
Rosemary Riccordino

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

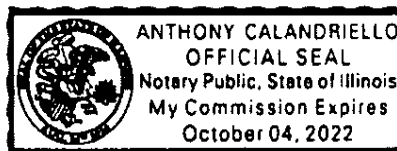
UNOFFICIAL COPY

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 8300
South Justine Street LLC

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



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.)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

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

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 Riccordino
Rosemary Riccordino
(print name(s) of executor/grantor)

8300 South Justine Street
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 Mundell
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 coverage page. 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.