

QUIT CLAIM DEED

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Doc#: 2210204118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 08:26 AM Pg: 1 of 5

Dec ID 20220301667757

(The space above for Recorder's use only)

THE GRANTORS, being the sole heirs and devisees of Helen Eisenbeis, deceased, and sole heirs and devisees of Elizabeth Tassani, deceased, namely: **Jeffrey P. Tassani**, widowed and not since remarried, of 2300 Talcott, Unit 1D, Park Ridge, IL 60068, as to an undivided 50% interest, **Mark A. Tassani**, a married person, of 1003 Wicke Ave, Des Plaines, IL 60018, as to an undivided 25% interest and **Lauren E. Tassani**, a single person, of 405 Myrick, Addison, IL 60101 as to an undivided 25% interest, of the State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **QUIT CLAIM** to **Jeffrey P. Tassani**, widowed and not since remarried, of 2300 Talcott, Unit 1D, Park Ridge, IL 60068, in the following described Real Estate situated in Cook County, Illinois, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NO: 09-34-101-027-1006

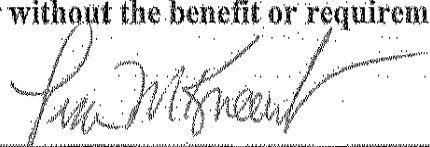
Address(es) of Real Estate: 2300 Talcott, Unit 1D, Park Ridge, IL 60068

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

THIS IS NOT HOMESTEAD PROPERTY FOR LAUREN E. TASSANI OR MARK A. TASSANI

This Quit Claim Deed was prepared for the Grantor without the benefit or requirement of a title search.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)


Lisa M. Knauf, Attorney at Law

Date 03/29/2022

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DATED this 29th day of March, 2022.


Jeffrey P. Tassani


Lauren E. Tassani


Mark A. Tassani

STATE OF ILLINOIS)
)ss.
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey P. Tassani, Mark A. Tassani and Lauren E. Tassani, personally known to me to be the same persons whose names are subscribed in 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 29th day of March, 2022

Commission expires




NOTARY PUBLIC

This instrument was prepared by: Lisa Knauf, Knauf Law Office, 221 E. Lake Street (101) Addison, IL 60101

MAIL TO:

Lisa M. Knauf
Knauf Law Office, P.C.
221 E. Lake Street (101)
Addison, IL 60101

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey P. Tassani
2300 Talcott, #D
Park Ridge, IL 60068

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Legal Description:

PIN: 09-34-101-027-1006

Commonly known as 2300 Talcott, Unit D, Park Ridge, IL 60068

**Unit No. 1-D as delineated on Plat of Survey of the following described Parcel of Real Estate:
(hereinafter referred to as "Parcel")**

Lot 2 (Except the North 150 feet thereof and except the West 85 feet thereof, and except the East 33 feet thereof and except that part of aforesaid Lot 2 described as follows:

Beginning at the intersection of the West line of the East 33 Feet of Lot 2 (measured at right angles to the East line thereof) with the Northerly line of said perpetual easement (Talcott Road) according to the Plat thereof recorded December 15, 1931 as Document 11019056 thence Northwesterly along the Northeasterly line of said perpetual easement (Talcott Road) a distance of 37 feet, thence Northeasterly along a straight line to a point on said West line of East 33 feet of Lot 2, 37 feet North of the Point of beginning, thence Southerly along said West line of the East 33 feet of Lot 2 a distance of 37.0 feet to the point of beginning in Owner's Partition of Lots 30 to 33 in County Clerk's division of the Northwest $\frac{1}{4}$ of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company as Trustee recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 21827476 as amended by Easement restrictions and Covenants recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 9, 1972 as Document 21933471 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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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: 03/29/2022

SIGNATURE: Jeffrey Tassani
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): [Signature]

On this date of: 03/29/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
LISA M KNAUF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/31/2025

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: 03/29/2022

SIGNATURE: Jeffrey Tassani
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): [Signature]

On this date of: 03/29/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

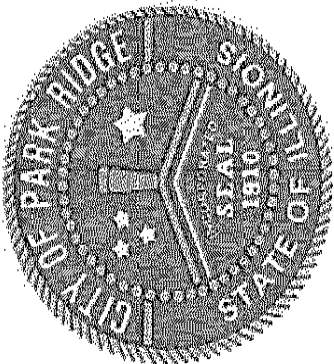
OFFICIAL SEAL
LISA M KNAUF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/31/2025

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)**)

rev. on 10.17.2016



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 22-000314

Pin(s)

09-34-101-027-1006

Address

1300 TALCOTT RD UNIT 1D


*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

03/31/2022

X 

Joseph C. Gilmore
City Manager