

# UNOFFICIAL COPY

Doc#: 2213839186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2022 01:24 PM Pg: 1 of 5

21145412 2/4

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

Dec ID 20220501605037  
ST/CO Stamp 1-025-429-392

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

## QUIT CLAIM DEED

THE GRANTOR(s), **PROFESSIONAL DEVELOPMENT GROUP, LLC**, an Illinois Limited Liability Company, of 106 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**, an Illinois Limited Liability Company of 106 Stephen Street Ste LL 10, Lemont IL 60439, County 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 6 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: 12818 Rosa Lane, Lemont, Illinois 60439 (Lot 6)  
Permanent Index Number: 22-23-209-006-0000

### LOT 9 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: 12776 Rosa Lane, Lemont, Illinois 60439 (Lot 9)  
Permanent Index Number: 22-23-209-009-0000

### LOT 12 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: 12843 Collina Ln, Lemont, Illinois 60439 (Lot 12)  
Permanent Index Number: 22-23-210-002-0000

### LOT 15 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: 12879 Collina Ln, Lemont, Illinois 60439 (Lot 15)  
Permanent Index Number: 22-23-210-005-0000

### LOT 20 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: 11125 Tuscany Ct, Lemont, Illinois 60439 (Lot 20)  
Permanent Index Number: ~~22-23-402-030-0000~~ 22-14-402-030-0000



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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 *1*, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45) *5/5/2022*

REAL ESTATE TRANSFER TAX		12-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
22-23-209-006-0000	20220501601037	1-025-429-392

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

*21145412*

*2/4/Office*

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EXECUTED this 5<sup>th</sup> day of May, 2022


PROFESSIONAL DEVELOPMENT GROUP, LLC

  
 FRANCIS A. DIMPERIO, JR., as Manger

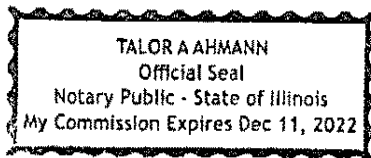
STATE OF ILLINOIS     )  
                                   )   SS  
 COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANCIS 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 5th day of May 2022.

  
 \_\_\_\_\_  
 Signature of Notary Public

(Seal)



\_\_\_\_\_  
 TALOR A AHMANN  
 Printed Name of Notary

My commission expires on December 11, 2022.

MUNICIPAL TRANSFER STAMP (If Required)

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## LEGAL DESCRIPTION

LOTS 6, 9, 12, 15, 20, 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.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

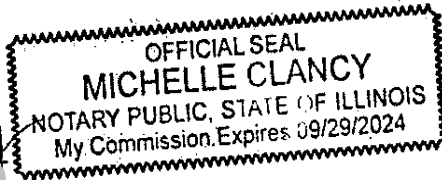
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 5/5/2022

SIGNATURE [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 5 (th) day of May, 2022.

Notary Public Michelle Clancy



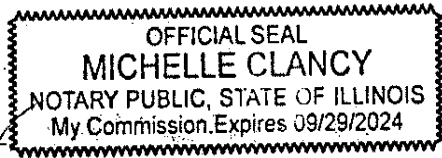
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , 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: 5/5/2022

SIGNATURE [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 5 (th) day of May, 2022.

Notary Public Michelle Clancy



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.