### UNOFFICIAL COPY

**QUITCLAIM DEED** 

THE GRANTOR, Delphine Elaine Risto, of the County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, **CONVEY and QUITCLAIM** unto THE GRANTEE, Delphine Elaine Risto, as Trustee of the Delphine Elana Risto Trust, dated the 17th of May, 2022, all right, title, and interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit.

Doc#. 2214307002 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/23/2022 05:57 AM Pg: 1 of 3

Dec ID 20220501620213

City Stamp 0-712-433-552

UNIT 2 FRONT AND UNIT 75 IN THE 3316 W. PALMER CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "A" OVER THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 4 IN SHIPMAN, BEJ L AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXTIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2014 AS DOCUMENT 0426622182 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN TEXEST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 3316 W. Palmer St., Unit 2F & P5, Chicago, IL 60647 Permanent Index Number: 13-35-215-037-1002 & 13-35-215-037-1013

DATED this 17th day of May 2022.

Delphine Elaine Risto

This transaction is exempt under the Provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Alphine Elaine Risto

## **UNOFFICIAL COPY**

State of Illinois ) ss. County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Delphine Elaine Risto personally known to me to be the same person whose name is subscribed to the foregoing instrument, and as trustee, appeared before this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of May, 2022.



#### **ACCEPTANCE BY TRUSTEES:**

I, Delphine Elaine Risto as Trustee of in Delphine Elaine Risto Trust, dated May 17, 2022, hereby accept the conveyance of the property described in it is instrument to said Trust.

DATED this 17th day of May 2022

Signature of Delphine Elaine Risto, Trustee

KENITATIONATITATA TOTAL ZÚ-Widy-ZÚZZ\* \* CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00 \*

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

MAIL DEED AND TAX BILL TO:

**Delphine Elaine Risto** Trustee of the Delphine Elaine Risto Trust 3316 W. Palmer St., Unit 2F Chicago, IL 60647

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-45.

REAL ESTATE TRANSFER TAX LAW

05/19/2022

Signature of Buyer, Seller or Representative

### PREPARED BY:

Lauren C. Kaplan The Law Office of Kate Curler, LLC 323 E. Wacker, Suite 238 Chicago, IL 60601

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# **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/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 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 title to real estate under the laws of the State of Illinois.

Dated: May 17, 2022

Signature:

Grantor or Agent

Subscribed and sworn to before me By the said Crantor This 17th day of May 2022

Notary Public

LAUREN C KAPLAN
OFFICIAL SEAL
Notery Public, State of Illinois
My Commission Expires
August 24, 2024

\*\*\*\*\*\*\*\*\*\*

The Grantee or his/her Agent affirms that, to the best of his/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 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 title to real estate under the laws of the State of Illinois.

Dated: May 17, 2022

Signature.

Frantee or Agent

Subscribed and sworn to before me By the said Grantee This 17th day of May 2022

Notary Public

LAUREN C KAPLAN
OFFICIAL SEAL
Clary Public, State of Iffinois
My Commission Expires
August 24, 2024

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.)