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22188330450

Doc# 2218833045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2022 04:27 PM PG: 1 OF 3

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QUIT CLAIM DEED Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS) NANCY J. COGAN, divorced and not remarried 4900 W. Catalpa Ave. Chicago, IL 60630

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook State of Illinois

for and in consideration of ten and no/100 DOLLARS. (\$10.00) in hand paid. CONVEY S and QUIT CLAIM S to

NANCY J. COGAN, as Trustee of the NANCY J. COGAN DECLARATION OF TRUST dated 1/6/21, 4900 W. Catalpa Ave., Chicago, IL 60630

(NAMES AND ADDRESS OF GRANTEE(S))

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under the Real Estate Transfer Tax Act, Sec. 4, Para. e & Cook County Ord. 95104, Para. e. Sign: Cindy Cannizzaro Date: 1/6/21

Permanent Index Number (PIN): 13-09-205-023-0000

Address(es) of Real Estate: 4900 W. Catalpa Ave., Chicago, IL 60630

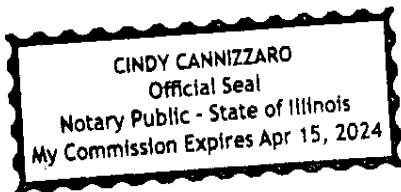
DATED this 6th day of Jan. 20 21

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Nancy J. Cogan (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy J. Cogan, divorced and not remarried



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me 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, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 6th day of January 20 21

Commission expires 4-15-2024 20

Cindy Cannizzaro NOTARY PUBLIC


This instrument was prepared by Atty. Cindy Cannizzaro, 5357 W. Devon Ave., Chicago IL 60646

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Legal Description



of premises commonly known as 4900 W. Catalpa Ave., Chicago, IL 60630

Lot 1 in Horace H. Brock's First Addition to Forest Glen, being a Subdivision in the Northeast Fractional Quarter of Section 9, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof registered May 6, 1940 as Document Number 856076 in Cook County, Illinois.

REAL ESTATE TRANSFER TAX	07-Jul-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-09-205-023-0000 | 20220701670851 | 1-573-356-624

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

REAL ESTATE TRANSFER TAX	07-Jul-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-09-205-023-0000 | 20220701670851 | 0-854-475-856

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

Atty. Cindy Cannizzaro
(Name)

5357 W. Devon Ave.
(Address)

Chicago, IL 60646
(City, State and Zip)

No change
(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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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: 1 | 6 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

Nancy J. Cogan,

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

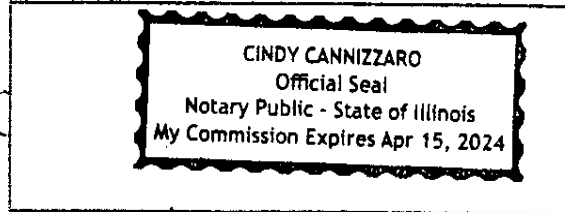
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Nancy J. Cogan

On this date of: 1 | 6 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 1 | 6 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

Nancy J. Cogan, Trustee

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

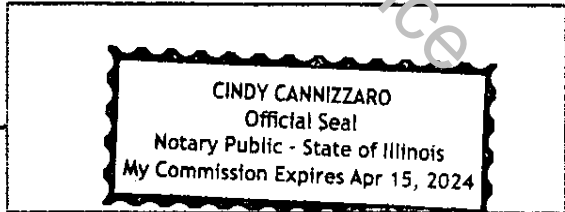
Subscribed and sworn to before me, Name of Notary Public: X

By the said (Name of Grantee): Nancy J. Cogan, Tr.

On this date of: 1 | 6 | 20 21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**