

# UNOFFICIAL COPY

## QUIT CLAIM DEED (ILLINOIS)

THE GRANTOR  
CATHERINE MCMAHON,

County of COOK,  
State of ILLINOIS

Doc#: 2228555194 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/12/2022 01:39 PM Pg: 1 of 3

Dec ID 20221001659705  
ST/CO Stamp 0-655-507-024

### QUIT CLAIM DEED

for and in consideration of Ten and No/100ths (\$10.00) DOLLARS, and good and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

100% INTEREST TO CATHERINE MCMAHON AS TRUSTEE OF THE CATHERINE  
MCMAHON LIVING TRUST DATED MARCH 4, 2022.

315 Des Plaines Ave., Unit #406, Forest Park, IL 60130  
(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 406 IN THE CANTERBURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN HALLEY'S SUBDIVISION OF BLOCKS 31 AND 32 AND THE NORTH 50 FEET OF BLOCK 33  
(EXCEPT THE WEST 167 FEET THEREOF) ALL IN RAILROAD ADDITION TO HARLEM IN THE  
SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE  
DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267587 AS AMENDED  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK  
COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF ILCS, Chapter 35, Section 3-5/4, Paragraph "E", Real  
Estate Transfer Tax Act.

3-4-2022  
Dated

*[Signature]*  
Representative

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

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Index Number(s) 15-12-429-057-1030

Address(es) of Real Estate: 315 Des Plaines Ave., Unit #406, Forest Park, IL 60130

DATED this 4<sup>th</sup> day of MARCH, A.D., 2022

*[Signature]* (SEAL)  
CATHERINE MCMAHON

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. **9698**  
*[Signature]*  
Approved/Date: 10/12/22

# UNOFFICIAL COPY

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 CATHERINE MCMAHON is 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.

An original of this instrument is received and approved, on this 4<sup>th</sup> day of March A.D., 2022.

Tabitha Heineman (SEAL)  
 Notary Public



This instrument was prepared by Louis Capozzoli 1484 Miner Street, Des Plaines, Illinois 60016

<p><b>MAIL TO:</b>          Louis Capozzoli, Esq.          1484 Miner Street          Des Plaines, IL 60016</p>	<p><b>SEND SUBSEQUENT TAX BILLS TO:</b>          CATHERINE MCMAHON          315 DES PLAINES, ILL          FOREST PARK, IL 60130</p>
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OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §56 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: 10 | 6 | 2022

SIGNATURE: *Caris Capozzoli*  
GRANTOR or AGENT

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

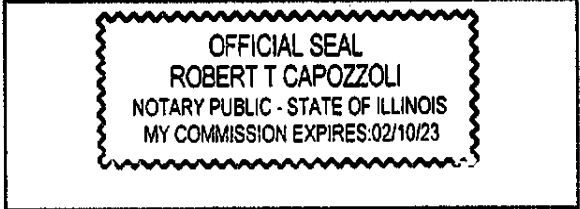
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Caris Capozzoli*

On this date of: 10 | 6 | 2022

NOTARY SIGNATURE: *Robert T. Capozzoli*

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: 10 | 6 | 2022

SIGNATURE: *Caris Capozzoli*  
GRANTEE or AGENT

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

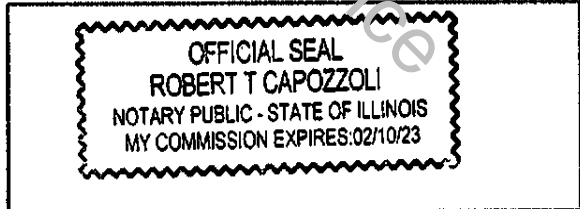
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Caris Capozzoli*

On this date of: 10 | 6 | 2022

NOTARY SIGNATURE: *Robert T. Capozzoli*

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)**)