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Doc#: 2231449044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2022 09:50 AM Pg: 1 of 4

This instrument prepared by:
Ryan R. Morton
Montana & Welch, LLC
192 N. York Street
Elmhurst, IL 60123

Dec ID 20221101686775

Upon Recordation Mail To:
Ryan R. Morton
Montana & Welch, LLC
192 N. York Street
Elmhurst, IL 60123

QUIT CLAIM DEED

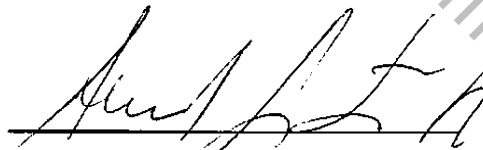
THIS INDENTURE made as of this 24 day of OCTOBER, 2022, between ALBERT J. FANG, JR. (the "Grantor"), and GAIL GALIOTO-FANG and ALBERT J. FANG, JR. (the "Grantees"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does CONVEY and QUIT CLAIM unto the Grantees as joint tenants with right of survivorship, and to their successors and assigns, all of Grantor's right title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 12-25-124-022-0000

Address of real estate: 2944 N. 76th Avenue, Elmwood Park, IL 60127

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of the date first herein written.



Albert J. Fang, Jr.

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STATE OF MICHIGAN)
) SS
COUNTY OF MIDLAND)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERT J FANG JR., personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of October, 2022.

Commission expires 03/24, 2028

Ann' Elyse Dzewicki
Notary Public

SEND FUTURE TAX BILLS TO:

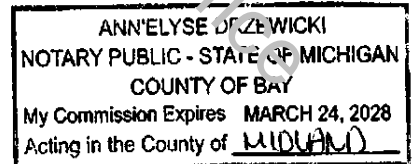
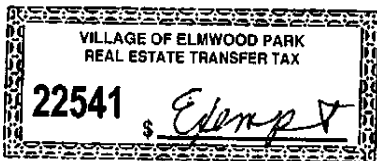
Albert J. Fang Jr.
5801 Woodview Pass
Midland, MI 48642

COUNTY -ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF
35 ILCS 200/31-45 PARAGRAPH d
REAL ESTATE TRANSFER TAX LAW
DATE:

Albert J. Fang Jr.
Buyer, Seller or Representative

MIDLAND



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EXHIBIT A
to
Quit Claim Deed

LEGAL DESCRIPTION OF PROPERTY

LOT 2 IN BLOCK 17 IN WESTWOOD, BEING MILLS AND SON'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 12-25-124-022-0000

Address: 2944 North 76th Avenue, Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor/grantee, Albert J. Fang Jr., or his agent confirms 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 of Illinois.

Dated October 24, 2022

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said GRANTOR/GRANTEE this 24 day of OCT, 2022

MICHIGAN

Notary Public: [Handwritten Signature]

The grantee, Gail Galioto-Fang, or her agent affirms and verifies that the name of the grantee shown on the deed of the 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 and hold title to real estate under the laws of the State of Illinois.

Dated October 24th, 2022

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said GRANTEE this 24 day of OCT, 2022

MICHIGAN

Notary Public: [Handwritten Signature]

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.

[Attached 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.]

ANNELYSE DRZEWICKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF BAY
My Commission Expires MARCH 24, 2028
Acting in the County of MICHIGAN