

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2233619370 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2022 03:47 PM Pg: 1 of 4

Dec ID 20220801617494

THE GRANTOR(S), ANA D. GALVAN, a widow and not since remarried, of the Village of Westchester, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to G & G CONSTRUCTION, LLC, an Illinois Limited Liability Company, organized and existing under the laws of the State of Illinois, with its principal offices located at 1857 Portsmouth Ave., Westchester, IL 60154, of the County of Cook, all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See attached legal description.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2021 and subsequent years.

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

Permanent Real Estate Index Number(s): 16-19-414-032-0000

Address(es) of Real Estate: 1828 Elmwood Ave.
Berwyn, IL 60402

Dated this 22nd day of November, 2022

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 9 OF THE BERWYN CITY
CODE SEC. 886.06 AS A REAL ESTATE
TRANSACTION
DATE 11-22-2022 TELLER [Signature]

[Signature]
ANA D. GALVAN



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STATE OF Illinois, COUNTY OF DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANA D. GALVAN, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal this 2nd day of November, 20 22.



Notary Public



Exempt under provisions of paragraph (e) Section 32-45, real estate transfer tax law.

Dated: 11/22/22



Signature of Buyer, Seller, or Representative

Prepared by:
Donna Craft Cain, P.C.
3 East Park Boulevard
Villa Park, IL 60181

Mail to:
Donna Craft Cain, P.C.
3 East Park Boulevard
Villa Park, IL 60181

Name and Address of Taxpayer:
G & G CONSTRUCTION, LLC
1857 Portsmouth Ave.
Westchester, IL 60154

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STREET ADDRESS: 1828 ELMWOOD AVE
CITY: BERWYN **COUNTY:** COOK
TAX NUMBER: 16-19-414-032-0000

LEGAL DESCRIPTION:

LOT 11 (EXCEPT THE NORTH 13.50 FEET THEREOF) AND LOT 12 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 15 IN WALTER G. MC INTOSH METROPOLITAN ELEVATED SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 LYING NORTH OF THE SOUTH 1271.03 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 11 | 22 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

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

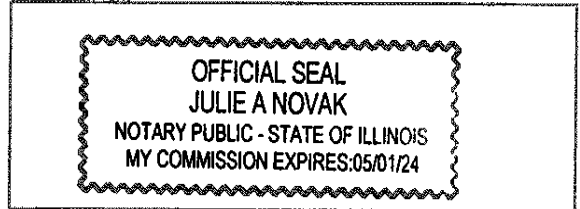
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Am D. Galvan

On this date of: 11 | 22 | 20 22

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 title to real estate under the laws of the State of Illinois.

DATED: 11 | 22 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

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

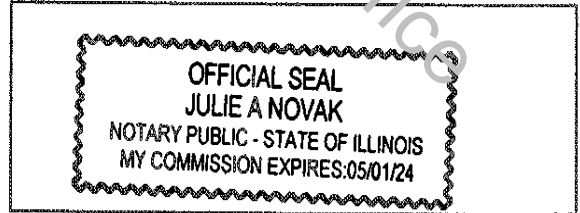
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): G+6 Construction

On this date of: 11 | 22 | 20 22

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)