

QUITCLAIM DEED Statutory (ILLINOIS)

Doc#: 2234113069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 09:37 AM Pg: 1 of 3

Dec ID 20221201606939

THE GRANTOR, ANNA RUSSO, a single person of the Village of Westchester, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

223 NORTH AVENUE, LLC, a limited liability corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 2824 Brighton Court, Westchester, Illinois 60154, the following described Real Estate situated in the County of Cook in the State of ILLINOIS to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): 15-05-108-007-0000; 15-05-108-008-0000; 15-05-108-009-0000

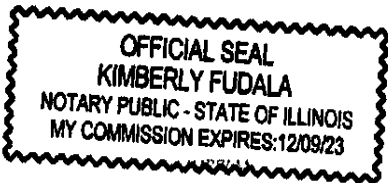
Property Address of: 231 E. NORTH AVE., NORTHLAKE, IL 60164

Dated this 1 day of Dec 2022.

Anna Russo
ANNA RUSSO

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

[Signature]
Grantor, Attorney or Agent



SI 41
III RF

State of Illinois, County of Cook

I, the undersigned, a Notary Public in said county, state that ANNA RUSSO, a single person, 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.

Given under my hand and official seal this 1 day of December, 2022.

Commission Expires 12/9/23

Kimberly Fudala
Notary Public

This instrument was prepared by Brian S. Denenberg, 1835 Rohlwing Rd., Suite D, Rolling Meadows, IL 60008

MAIL TO:
ANGELO LAW GROUP, LLC
ATTN: BRIAN S. DENENBERG
1835 ROHLWING RD., SUITE D
ROLLING MEADOWS, IL 60008

SEND SUBSEQUENT TAX BILLS TO:
223 North Avenue, LLC
2824 Brighton Ct.
Westchester, IL 60154

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOTS 7, 8, AND 9 IN BLOCK 12 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

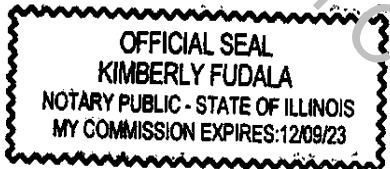
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed of 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 real estate under the laws of the State of Illinois.

Dated 12/1, 2022

[Signature]
Grantor or Agent Signature

Subscribed and sworn to before me this 1 day of December, 2022.



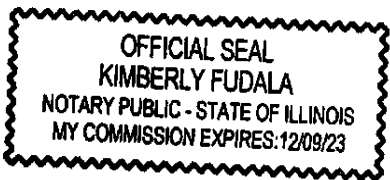
[Signature]
NOTARY PUBLIC

The Grantee or his/her agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 12/1, 2022

[Signature]
Grantee or Agent Signature

Subscribed and sworn to before me this 1 day of December, 2022.



[Signature]
NOTARY PUBLIC

NOTE: Any person knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and Class A misdemeanor for subsequent offense.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)