

# UNOFFICIAL COPY

Doc#: 2300533218 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2023 04:06 PM Pg: 1 of 3

## QUIT CLAIM DEED Statutory (ILLINOIS)

Dec ID 20230101625846

**THE GRANTOR, BETH A. LAROCCA**, an unmarried person, of the Village of Flossmoor, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) and no/100----- DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to **BETH A. LAROCCA**, as Trustee of the Beth A. Larocca Revocable Trust, dated 1/4, 2023, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** GENERAL TAXES FOR 2022 AND SUBSEQUENT YEARS; CONDITIONS; RESTRICTIONS, AND EASEMENTS OF RECORD.

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

Exempted under Real Estate Transfer Tax Section 4, Paragraph E. Beth A Larocca 1/4/23  
BETH A. LAROCCA Date

Permanent Real Estate Index Number: 31-01-409-002-0000

Address of Real Estate: 753 Argyle Avenue, Flossmoor, Illinois 60422

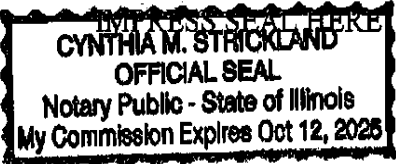
DATED this 4th day of January, 2023.

Beth A Larocca (SEAL)  
BETH A. LAROCCA

On this 4th day of January, 2023, I, BETH A. LAROCCA, Trustee of the Beth A. Larocca Revocable Trust, accept the transfer of this property into the aforesated Trust and agree to act as Trustee of said property in accordance with terms of the Trust.

Beth A Larocca  
BETH A. LAROCCA, Trustee

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 BETH A. LAROCCA, an unmarried person, 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 he signed, sealed and delivered the said instrument as his 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 4 day of January, 2023.

Commission expires 10/12/2025  
Cynthia M. Strickland  
NOTARY PUBLIC

This instrument was prepared by Charles T. Ryan, Ltd., 18141 Dixie Highway, Suite 115, Homewood, Illinois 60430.

MAIL TO: Charles T. Ryan, Ltd.  
18141 Dixie Highway, Ste 115  
Homewood, IL 60430  
TAX BILLS TO: BETH A. LAROCCA  
753 Argyle Avenue  
Flossmoor, IL 60422

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LEGAL DESCRIPTION

THE NORTH ½ OF LOT 13 IN BLOCK 12 IN THE SUBDIVISION OF 54.55 ACRES IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms 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: 1/4/23

Signature: Beth A Larocca

Subscribed and sworn to before me by the said Grantor this 4 day of January, 2023.

Cynthia M. Strickland  
Notary Public



The grantee or his 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: 1/4/23

Signature: Beth A Larocca

Subscribed and sworn to before me by the said Grantee this 4 day of January, 2023.

Cynthia M. Strickland  
Notary Public



**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.

(Attach 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.)