

UNOFFICIAL COPY

Doc#: 2301940094 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2023 11:17 AM Pg: 1 of 5

This Instrument Prepared By
and Upon Recordation Return To:

Dec ID 20230101634208

Barbara Condit Canning, Esq.
Canning & Canning LLC
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091

QUIT CLAIM DEED

THE GRANTOR, JAMES MONTESANO, a married person, of Wilmette, Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby CONVEY and QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY not personally but as trustee under trust agreement dated October 12, 2022 and known as trust number 8002390183, all of his right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A MADE A PART HEREOF

Commonly known as: 2315 Birchwood, Wilmette, IL 60091
Permanent Index No.: 05-32-201-033-0000

Dated as of January 5, 2023

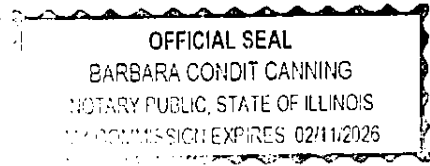

JAMES MONTESANO

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 JAMES MONTESANO, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal this 5th day of Jan, 2023
Barbara Condit Canning

My commission expires _____



Send Tax Bills To: CT LAND TRUST #8002390183
2315 Birchwood, Wilmette, IL 60091

Property of Cook County Clerk's Office

COUNTY – ILLINOIS TRANSFER EXEMPTION
Exempt Under Provision of Paragraph e
Section 4, Real Estate Transfer Act
Date: 1/5/2023
Signature: *Barbara Condit Canning*

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN KLEWER'S BIRCHWOOD GARDENS, BEING A SUBDIVISION OF THE EAST 2.7 ACRES OF THE NORTH 7.7 ACRES OF THE EAST 14 ACRES OF THAT PART EAST OF THE ROAD OF THE SOUTH 6.3 ACRES OF THE EAST 14 ACRES OF LOT 52 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 05-32-201-033-0000

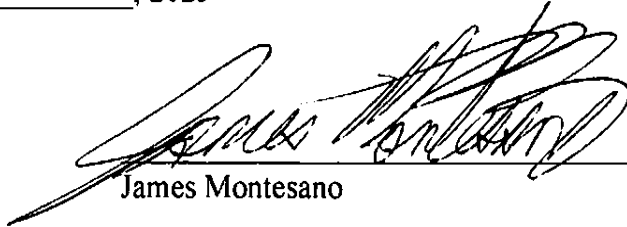
Property Address: 2315 Birchwood Ave., Wilmette, IL 60091

Property of Cook County Clerk's Office


STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

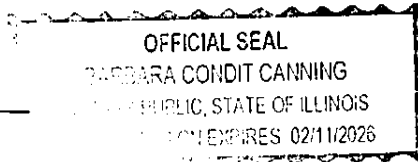
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 4th, 2023


James Montesano

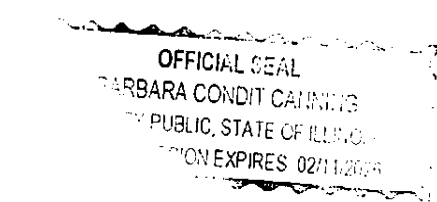
Subscribed and sworn to before me this 5th
day of Jan, 2023.


(notary public)

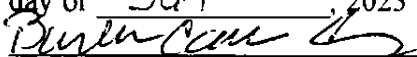


The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4th, 2023



By 

Subscribed and sworn to before me this 5th
day of Jan, 2023

(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

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Wilmette

Real Estate Transfer Tax
EXEMPT

Name of Buyer:
CHICAGO TITLE LAND
TRUST #8002390183

Issue Date 1/10/2023

Revenue Stamps:

	Qty	
Village of Wilmette	EXEMPT	[1] = EXEMPT
Real Estate Transfer Tax		
Stamp #:	MG	2023-01-10 2315 BIRCHWOOD AVE

Property Address:
2315 BIRCHWOOD AVE
WILMETTE, IL. 60091

Property of Cook County Clerk's Office