

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2302441338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 04:13 PM Pg: 1 of 3

Dec ID 20230101638682
ST/CO Stamp 1-286-667-088
City Stamp 0-927-071-056

GRANTOR, Joseph O. Fontanini, a married man, of Park Ridge, IL, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT-CLAIM to

JOF GARFIELD LLC

an Illinois limited liability company, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 1518 W. Garfield Blvd., CHICAGO, IL 60609, legally described as:

LOT 26 IN BLOCK 4 IN NEW ASHLAND BEING A SUBDIVISION OF WEST HALF (1/2) OF SOUTH WEST QUARTER (1/4) OF SOUTH WEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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): 20-08-317-039-0023

Address of Real Estate: 1518 W. Garfield Blvd., Chicago, IL 60609

****THIS IS NOT A HOMESTEAD PROPERTY****

Dated this 11 day of January, 2023.

PLEASE PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

By:  (SEAL)
Joseph O. Fontanini

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

1/11/23 
Date Buyer, Seller or Representative

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Individual to Individual

QUIT CLAIM DEED

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 Joseph O. Fontanini personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as their 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 11th day of January, 2023

Commission expires Feb 05, 2023.



Michelle Carrillo
NOTARY PUBLIC

This instrument was prepared by Dadkhah Law Group, LLC, 7126 N. Lincoln Ave, Lincolnwood, IL 60712.

MAIL TO: {

JOE GARFIELD LLC
(Name)

2112 BIRCH St.
(Street Address)

Park Ridge, IL 60608
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

JOE GARFIELD LLC
(Name)

2112 BIRCH St
(Street Address)

Park Ridge, IL 60608
(City, State, Zip)

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

Dated January 11, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Joseph Ferranini
this 11th day of January
2023.

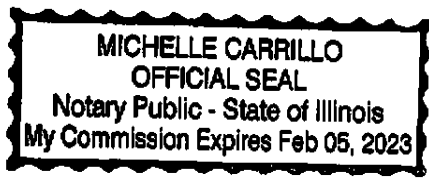


Michelle Carrillo
Notary Public

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 January 11, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Joseph Ferranini
this 11th day of January
2023.



Michelle Carrillo
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]