

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)

Doc#. 2302508088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2023 02:48 PM Pg: 1 of 3

Dec ID 20230101640058
ST/CO Stamp 0-734-136-144
City Stamp 1-942-095-696

GRANTOR, Daniel Garofalo, a married man, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

875 RICHMOND 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 875 N. Richmond, Chicago, IL 60622, legally described as:

THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 4 IN B.B. WILEY'S SUBDIVISION OF BLOCK 8 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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

THIS IS NOT A HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

Permanent Real Estate Index Number(s): 16-01-324-051-0000

Address of Real Estate: 875 N. Richmond, Chicago, IL 60622

Dated this 10 day of April, ^{November 2022} ~~2021~~.

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

By:  (SEAL)
Daniel Garofalo

Buyer, Seller or Representative  Date 11/18/22

Section 4, Real Estate Transfer Tax Act.

Exempt under provisions of Paragraph 5

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Individual to Individual

QUIT CLAIM DEED

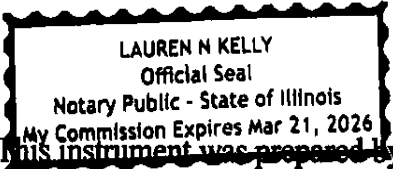
Property of Cook County

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 Daniel Garofalo and Olga Garofalo 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 they 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 18th day of ~~April, 2021~~ November, 2022

Commission expires March 21, 2024, 20 24

IMPRESS
SEAL
HERE



Lauren N. Kelly
NOTARY PUBLIC

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

MAIL TO:

875 Richmond LLC c/o Daniel Garofalo
(Name)

1126 Prairie Lawn Road
(Street Address)

Glenview, IL 60025
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

875 Richmond LLC c/o Daniel Garofalo
(Name)

1126 Prairie Lawn Road
(Street Address)

Glenview, IL 60025
(City, State, Zip)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 11 | 18 | 2021 2022

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: _____

Lauren N. Kelly

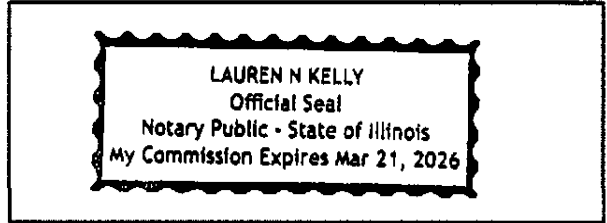
By the said (Name of Grantor): Daniel Garofalo

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 18 | 20 22

NOTARY SIGNATURE: _____

Lauren N. Kelly



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

DATED: 11 | 18 | 2021 2022

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: _____

Lauren N. Kelly

By the said (Name of Grantee): Daniel Garofalo

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 18 | 20 22

NOTARY SIGNATURE: _____

Lauren N. Kelly



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