



2306257032D

Doc# 2306257032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 12:45 PM PG: 1 OF 3

QUIT CLAIM DEED

THE GRANTOR, **ALBANY FLORAL PROPERTIES L.L.C.**, an Illinois limited liability company having offices at 3446 N Albany in Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **QUIT CLAIMS** to **Vincent P. Connor, an unmarried man and Suzanne Connor, an unmarried woman**, GRANTEES, having offices at 3446 N Albany, Chicago, Illinois, as tenants in common and not as joint tenants or tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

LOT 4 AND THE SOUTH 10 FEET OF LOT 3 IN BLOCK 1 IN JOSEPH BICKERDIKES SUBDIVISION OF THAT PART OF THE NORTH 85 1/2 ACRES LYING SOUTHWEST OF ELSTON AVENUE (EXCEPT THE WEST 10 ACRES) IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

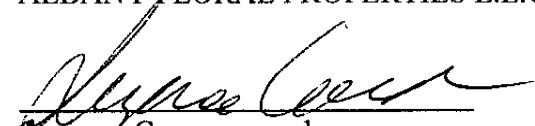
subject to covenants, conditions and restrictions of record, public and utility easements and general real estate taxes due and payable after the date hereof; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

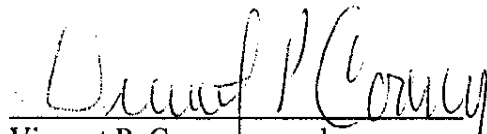
Permanent Real Estate Index Number
13-24-307-019-0000

Address of Real Estate
3446 N Albany Chicago, IL 60618

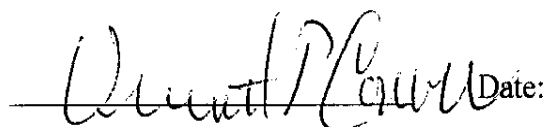
Dated this 1st day of February, 2022

ALBANY FLORAL PROPERTIES L.L.C.


Suzanne Connor, member


Vincent P. Connor, member

This Deed is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph (e)

 Date:

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Suzanne Connor and Vincent P. Connor, 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 and delivered the said instrument as the duly authorized act of and as members of ALBANY FLORAL PROPERTIES L.L.C. and their free and voluntary acts for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day February, 2022.



[Signature]

 Notary Public

NOTARY STAMP

REAL ESTATE TRANSFER TAX		03-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-24-307-019-0000 20230301665330 1-616-314-576		

Send subsequent tax bills to:

Suzanne Connor, 3446 N Albany Chicago, IL 60618

This instrument was prepared by and after recording return to:

Ralph W. DeAngelis
 267 Churchill
 Clarendon Hills, IL 60514-1324

REAL ESTATE TRANSFER TAX		03-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-24-307-019-0000 20230301665330 1-876-984-016		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

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: 2 | 1 | 2022

SIGNATURE: [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:

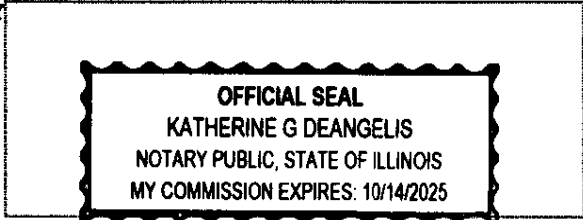
Katherine G. DeAngelis

By the said (Name of Grantor): Albany Global Properties LLC

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 1 | 2022

NOTARY SIGNATURE: [Signature]



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: 2 | 1 | 2022

SIGNATURE: [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:

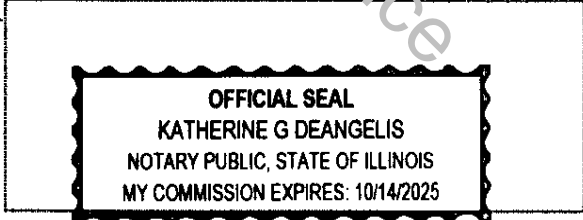
Katherine G. DeAngelis

By the said (Name of Grantee): Vincent P. Connor and Sabrina Connor

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 1 | 2022

NOTARY SIGNATURE: [Signature]



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)**)