

UNOFFICIAL COPY

Quit Claim Deed


ILLINOIS STATUTORY

MAIL TO:

Phillip M. Abete and Maria A. Ricobene-Abete
3012 S. Emerald Avenue
Chicago, IL 60616

NAME & ADDRESS OF TAXPAYER:

Phillip M. Abete and Maria A. Ricobene-Abete
3012 S. Emerald Avenue
Chicago, IL 60616



Doc# 2307215037 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/13/2023 02:40 PM PG: 1 OF 4

THE GRANTORS, Megan Pinkowski, married to Adrienne Judycki, of Village of Streamwood, IL and John Pinkowski, Jr., a single man, of the City of Chicago, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM TO Phillip M. Abete and Maria A. Ricobene-Abete, Husband and Wife, of 3012 S. Emerald, Chicago, IL 60616 of the County of Cook, the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

THE WEST 36 FEET THEREOF OF LOT 5 IN BLOCK 6 IN A. BERT CRANES SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 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.

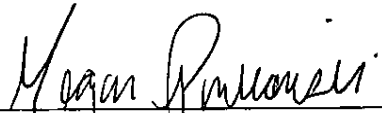
This is not homestead property.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as tenants in common or tenants by the entirety, but as joint tenants.


Permanent Index Number(s): 17-28-326-050-0000 * Rear *

Property Address: 3010 S. Emerald Avenue, Chicago, IL 60616

Dated this 15 day of November, 2022




Megan Pinkowski (Seal)



John Pinkowski, Jr. (Seal)



(Seal)

(Seal)

REAL ESTATE TRANSFER TAX		13-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-28-326-050-0000 | 20230101630483 | 1-025-839-312

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

REAL ESTATE TRANSFER TAX		13-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

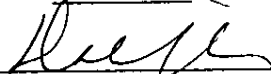
17-28-326-050-0000 | 20230101630483 | 0-667-226-320

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Megan Pinkowski 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 notarial seal this 15th day of November 2022



Notary Public

My commission expires on 9/15/2024



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Donna Craft Cain
Donna Craft Cain, P.C.


3 E. Park Blvd.
Villa Park, IL 60181

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR (E)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX

DATE: 11/15/22



Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John Pinkowski, Jr. 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 notarial seal this 15 day of November, 2022

Donna Craft Cain

Notary Public
My commission expires on 9/15/2024



Property of Cook County Clerk's Office

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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 | 15 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

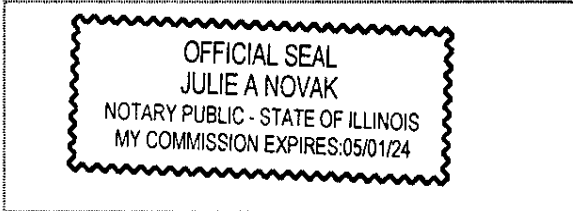
Subscribed and sworn to before me, Name of Notary Public: Julie A. Novak

By the said (Name of Grantor): Donna Carr Pam, agent

On this date of: Nov | 15 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 | 15 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

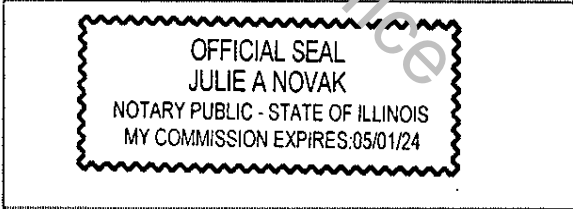
Subscribed and sworn to before me, Name of Notary Public: Julie A. Novak

By the said (Name of Grantee): Donna Carr Pam, agent

On this date of: Nov | 15 | 20 22

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)