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Doc# 2308634033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/27/2023 04:11 PM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Donald Perpignan
10751 South Prospect
Chicago, IL 60643

NAME & ADDRESS OF TAXPAYER:

Donald Perpignan
10751 South Prospect
Chicago, IL 60643

THE GRANTOR, Donald Perpignan, 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(s) in hand paid, CONVEYS AND QUIT CLAIMS TO Donald Perpignan, Trustee, or his successors in interest, of the Donald Perpignan Living Trust dated May 17, 2022, and any amendments thereto, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AS LOT 38 (EXCEPT THE SOUTH 18 FEET THEREOF) AND THE SOUTH 24 FEET OF LOT 39 IN BLOCK 2 IN DON AND COMPANY RIVERSIDE SUBDIVISION, BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCPEET THE WEST 25 ACRES THEREOF) OF SECTION 32 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

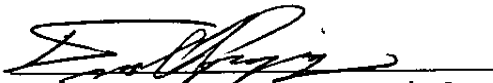
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.


Permanent Index Number(s): 25-32-202-053-0000

Property Address: 12725 S Morgan, Chicago, IL 60643

Dated this 28 day of December, 2022

 (Seal)
(Print or type name here) Donald Perpignan

REAL ESTATE TRANSFER TAX		27-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-32-202-053-0000		20230301682796 0-583-231-696

REAL ESTATE TRANSFER TAX		27-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-32-202-053-0000 | 20230301682796 | 0-438-134-992

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

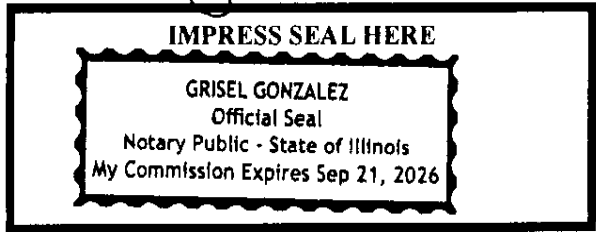
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald Perpignan 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th day of December, 2022
Grisel Gonzalez

Notary Public
My commission expires on September 21, 2026



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

NAME AND ADDRESS OF PREPARER:
Candace D. Hansford
The Hansford Firm, LLC
Candace D. Hansford
30 North LaSalle Street
Suite 1210
Chicago, IL 60602

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: 12/28/22
[Signature]
Signature of Buyer, Seller or Representative.

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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: 03 | 21 | 2023

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:

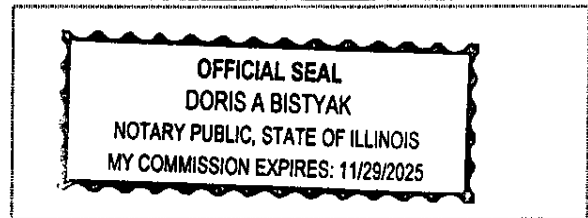
Doris A. Bistyak

By the said (Name of Grantor): _____

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 21 | 2023

NOTARY SIGNATURE: Doris A. Bistyak



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: 03 | 21 | 2023

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:

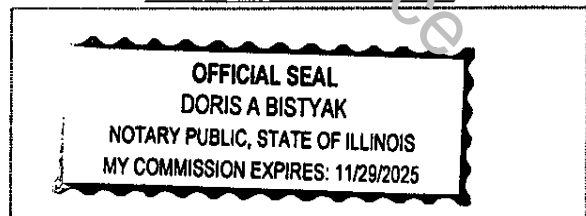
Doris A. Bistyak

By the said (Name of Grantee): _____

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 21 | 2023

NOTARY SIGNATURE: Doris A. Bistyak



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)**