

UNOFFICIAL COPY

Doc#: 2312108036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/01/2023 09:38 AM Pg: 1 of 5

Dec ID 20230401693384

QUIT CLAIM DEED

THE GRANTORS, MICHAEL GROSSO and ANNA FIORETTI-GROSSO, of the City of Oak Park, County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid and other good and valuable consideration do hereby CONVEY and QUIT CLAIM to ANNA FIORETTI-GROSSO, a divorced woman and not since remarried, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to Wit:

UNIT NUMBER 1142-2 IN SOUTH MALL COURT CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 33 AND 34 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26273860 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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: 16-07-314-024-1011


Address of Real Property: 1142 Washington Boulevard, Unit 2, Oak Park, IL 60222

CLERK'S OFFICE APPROVED

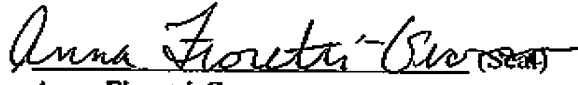

Steven E. Brazner, CFO
City of Oak Park

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Dated this 1 day of April, 2023.



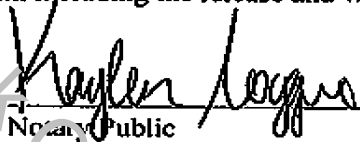
Michael Grosso (Seal)



Anna Fioretti-Grosso

State of Illinois)
) SS
County of Cook)

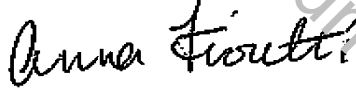
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Grosso personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim instrument, appeared before me this day in person, and acknowledged that he signed, 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.



Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph (e) Section 45,
Real Estate Transfer Act



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Anna Fioretti-Grosso personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Notary Public



EXEMPTION APPROVED

Steven E. Dražner, CFO
Village of Oak Park

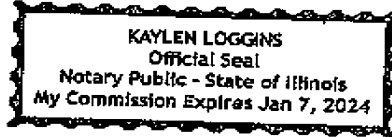
UNOFFICIAL COPY

under the laws of the State of Illinois.

Dated April 01, 2023

Signature: Anna Fioretti-Grosso
Grantee or Agent

Subscribed and sworn to before me
by the said Anna Fioretti-Grosso
this 1 day of April, 2023
Notary Public: Kaylen Loggins



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 offence and of a Class A misdemeanor for subsequent offences.

(Attached to Deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

LEGAL DESCRIPTION

Legal Description:

UNIT NUMBER 1142-2 IN SOUTH MALL COURT CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 33 AND 34 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26213860 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property Index Number:
16-07-314-024-1011

Property Address:
1142 Washington Boulevard, Unit 2
Oak Park, IL 60302

EXEMPTION APPROVED

Steven E. Draucker, CFO
Village of Oak Park

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COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph (e) Section 45,
Real Estate Transfer Act

Anna Fioretti

This Deed prepared by Thomas H. Joens, 33 N. LaSalle Street, Suite 2000, Chicago, IL 60602-2626
Telephone (312) 541-8889 / (312) 720-8889.

After Recording Return To: Anna Fioretti-Grosso, 7023 W. School Street, Chicago, IL 60634
Send Subsequent Tax Bills To: Anna Fioretti-Grosso, 7023 W. School Street, Chicago, IL 60634

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

Dated April 01, 2023

Signature: *Mark Denny*
Grantor or Agent

Signature: *Anna Fioretti-Grosso*
Grantor or Agent

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

Subscribed and sworn to before me
by the said Anna Fioretti-Grosso & Michael Grosso
this 1 day of April, 2023
Notary Public *Kaylen Loggins*



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed of 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

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**STATEMENT BY GRANTOR AND GRANTEE
-or-
STATEMENT BY ASSIGNOR OR ASSIGNEE**

The grantor or 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 title to real estate under the laws of the State of Illinois.

Dated April 1st, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this April 1st, 2023

Notary Public [Signature]



The grantee or 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 April 1st, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this April 1st, 2023

Notary Public [Signature]



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.

SECTION APPROVED

[Signature]
Steven E. Drazler, CFP®
Director of Oak Park