

UNOFFICIAL COPY

Doc#. 2313733497 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 04:13 PM Pg: 1 of 5

QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

Christine Magnotta
221 N. Kenilworth Ave. #505
Oak Park, IL 60302

NAME & ADDRESS OF TAXPAYER:

Christine Magnotta
221 N. Kenilworth Ave. #505
Oak Park, IL 60302

Dec ID 20230501614303
ST/CO Stamp 0-685-810-384

CM 4/13/23

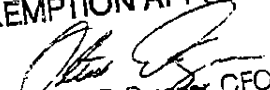
Christine Magnotta

THE GRANTORS, PETER ZAMBOS and PATRICIA A. DOST, both divorced and not since remarried, both of Oak Park, County of Cook, State of Illinois, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to GRANTEE, CHRISTINE MAGNOTTA, a single woman of Oak Park, 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:

LOT 9 AND THE NORTH 182 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST ¼ 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 DECLARATION OF CONDOMINIUM MADE BY LAWDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971 AND KNOWN AS TRUST NO. 5787 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22240167; TOGETHER WITH A UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Index No: 16-07-115-047-1059
Known as: 221 N. Kenilworth, Ave #505; Oak Park, Illinois 60302

EXEMPTION APPROVED


Steven E. Draemer, CFO
Village of Oak Park

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

UNOFFICIAL COPY

Dated this 13 day of April, 2023.

By: [Signature]
PETER ZAMBOS

UF 4-13-2023

STATE OF ILLINOIS) *who has provided satisfactory evidence of identity.*
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PETER ZAMBOS, ~~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 he signed, sealed and delivered the 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 notarized seal this 13 day of April, 2023.



[Signature]
Notary Public

My commission expires on July 16, 2023.

EXEMPTION APPROVED
[Signature]
Steven E. Drazner, CFC
Notary Public, State of Oak Park

UNOFFICIAL COPY

Dated this 13 day of April, 2023.

By: [Signature]
CHRISTINE MAGNOTTA

JF 4-13-2023

STATE OF ILLINOIS) *who has provided satisfactory evidence of identity.*
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHRISTINE MAGNOTTA, ~~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 she signed, sealed and delivered the 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.

Given under my hand and notarized seal this 13 day of April, 2023.



[Signature]
Notary Public

My commission expires on July 16, 2023

Exempt under provisions of paragraph E of Section 31-45, Property Tax Code

4/13/23
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by:
Michael Halusek, Esq.
Law Offices of Robert B. Buchanan
180 N. LaSalle St, Suite 3700
Chicago, IL 60601

EXEMPTION APPLIED
[Signature]
Steven E. Drazler, CFP
Village of Oak Park

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: 4 | 13 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

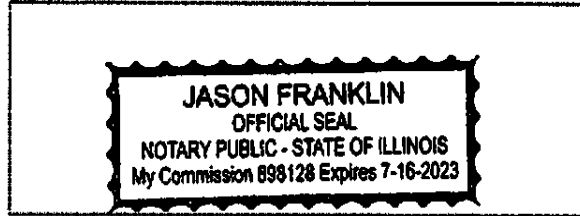
Subscribed and sworn to before me, Name of Notary Public: Jason Franklin

By the said (Name of Grantor): Christine Magnotta

On this date of: 4 | 13 | 2023

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: 4 | 13 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

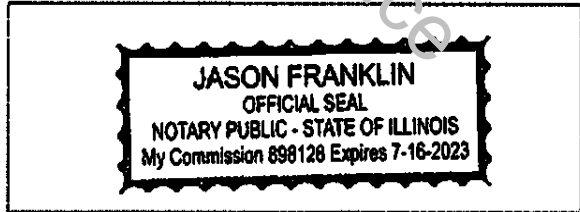
Subscribed and sworn to before me, Name of Notary Public: Jason Franklin

By the said (Name of Grantee): Christine Magnotta

On this date of: 04 | 13 | 2023

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)**

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: Apr 13, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

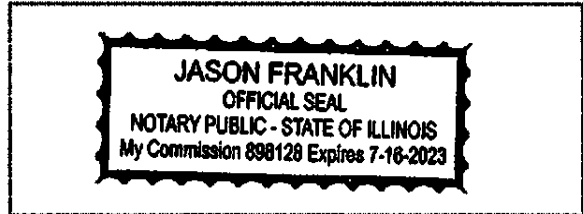
Subscribed and sworn to before me, Name of Notary Public: Jason Franklin

By the said (Name of Grantor): Peter Zombas

On this date of: 04 | 13 | 2023

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: 4/13, 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: Jason Franklin

By the said (Name of Grantee): Christine Magnotta

On this date of: 04 | 13 | 2023

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.

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