

UNOFFICIAL COPY

Doc#: 2315949120 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 10:56 AM Pg: 1 of 4

Recording requested by:
Anthony R. Allegra
449 Evergreen Steet
Bensenville, IL 60106

Dec ID 20230601640960
ST/CO Stamp 1-042-135-760

And when recorded, please return
this deed and tax statements to:

Anthony R. Allegra
449 S. Evergreen Street
Bensenville, IL 60106

RESERVED FOR OFFICIAL USE ONLY

23158701

QUIT CLAIM DEED

THE GRANTOR(s), **PROFESSIONAL DEVELOPMENT GROUP, LLC**, an Illinois Limited Liability Company, of 106 Stephen Street Ste LL 10, Lemont IL 60439, County of Cook, State of Illinois FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00), in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS, **MONTEFIORI DEVELOPMENT, LLC**, an Illinois Limited Liability Company of 106 Stephen Street Ste LL 10, Lemont IL 60439, County of Cook, State of Illinois ("GRANTEE(s)"), the following described real estate situated in the County of Cook, in the State of Illinois, all right, title, interest and claim to the following legal description:

LOT 21 IN THE ESTATES OF MONTEFIORI,

Address of Real Estate: **11120 Tuscany Court, Lemont, Illinois 60439**

Permanent Index Number: **22-14-402-029-0000**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

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

Exempt under provisions of Paragraph e, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

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EXECUTED this day 3rd of June, 2023

PROFESSIONAL DEVELOPMENT GROUP, LLC


 FRANCIS A. DIMPERIO, JR., as Manger


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 FRANCIS A. DIMPERIO, JR., personally known to me to be the same persons 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 3rd day of June 2023.

(Seal)




 Signature of Notary Public
 TALOR FELKE
 Printed Name of Notary

MUNICIPAL TRANSFER STAMP (If Required)

REAL ESTATE TRANSFER TAX		01-JUN-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
22-14-402-029-0000		20230601640960 1-042-135-760	

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EXHIBIT A

LEGAL DESCRIPTION

Lot 21 in the Estates of Montefiori Subdivision, being part of the Southeast quarter of Section 14 and part of the Northeast quarter of Section 23, all in Township 37 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 1, 2016 as document 1609229053, in Cook County, Illinois.

Address of Real Estate: 11120 Tuscany Court, Lemont, Illinois 60439

Permanent Index Number: 22-14-402-029-0000

Property of Cook County Clerk's Office

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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 ILLINOIS.

Dated 07 June 2023

SIGNATURE _____
Grantor or Agent

Subscribed and sworn to before me by the said this 1 (th) day of JUNE, 2023.

Notary Public _____



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 6/7/23

SIGNATURE _____
Grantee or Agent

Subscribed and sworn to before me by the said this ____ (th) day of ____ 20__.

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.