

# UNOFFICIAL COPY

Doc#. 2317145160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 12:13 PM Pg: 1 of 4

Dec ID 20230601648112  
ST/CO Stamp 1-805-981-392

## QUIT-CLAIM DEED ILLINOIS STATUTORY Individual

223 2438

1 of 6  
PRAIRIE TITLE  
6821 NORTH AVE.  
OAK PARK, IL 60302

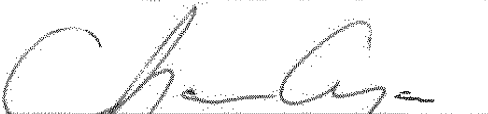
THE GRANTOR(S) Charmaine Cyza, a married person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT-CLAIM(S) to Windsor Place, LLC, an Illinois Limited Liability Company, of 42 S. Ashland Ave., LaGrange, IL 60525, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 18-04-127-007-0000  
Address(es) of Real Estate: 42 S. Ashland Ave., LaGrange, IL 60525

Dated this 13 day of June, 2023

  
Charmaine Cyza

PRAIRIE TITLE  
6821 NORTH AVE.  
OAK PARK, IL 60302

TAX EXEMPT UNDER 35 ILCS 200/31-45 (e)

DATE: 6.13.2023

  
Signature of Buyer, Seller or Representative

### REAL ESTATE TRANSFER TAX

19-Jun-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-04-127-007-0000

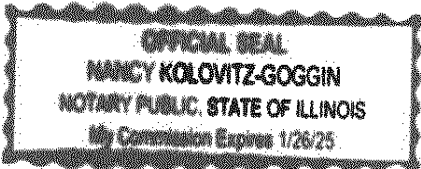
| 20230601648112 | 1-805-981-392

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STATE OF ILLINOIS )  
COUNTY OF Cook ) ss

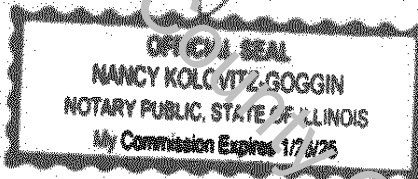
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charmaine Cyza, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of June, 2023



*Nancy Goggin* (Notary Public)

*Prepared by:*  
Daniel P. Fitzgerald, Esq.  
The Fitzgerald Law Firm, P.C.  
1220 Iroquois Avenue, Suite 104  
Naperville, IL 60563



**Mail To:**  
*Windsor Place, LLC*  
*Attn.: Charmaine Cyza*  
*42 S. Ashland Ave.*  
*LaGrange, IL 60525*

**Name and Address of Taxpayer:**  
*Windsor Place, LLC*  
*Attn.: Charmained Cyza*  
*42 S. Ashland Ave.*  
*LaGrange, IL 60525*

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

**LOT 1 IN BLOCK 20 IN LAGRANGE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 SOUTH OF THE RAILROAD IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

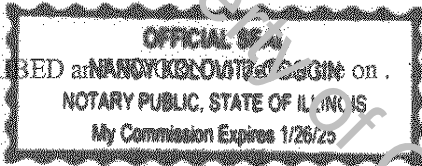
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Date: \_\_\_\_\_

6-13-23  
Property of Cook County Clerk's Office

Signature: \_\_\_\_\_

Grantor or Agent



SUBSCRIBED and SWORN to before me on \_\_\_\_\_

NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 1/26/25

(Impress Seal Here)

Notary Public

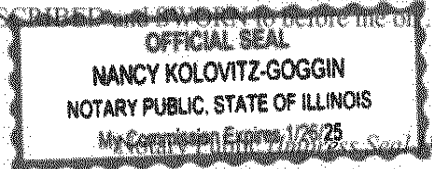
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: \_\_\_\_\_

6-13-23

Signature: \_\_\_\_\_

Grantee or Agent



SUBSCRIBED and SWORN to before me on \_\_\_\_\_

NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 1/26/25

(Impress Seal Here)

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]