

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### ILLINOIS STATUTORY

Doc#. 2320028030 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2023 10:12 AM Pg: 1 of 3

Dec ID 20230701674686  
ST/CO Stamp 0-030-253-520  
City Stamp 0-815-899-088

The Grantor, Ann N. Ceffalio, an unmarried individual of 772 W Fargo Ave, Chicago, IL 60631, by its duly authorized agent, for and in consideration of ten dollars and other good and valuable consideration in hand paid CONVEYS and QUIT CLAIMS to Ann Ceffalio as trustee of the Ann Ceffalio Revocable Living Trust Dated July 17, 2023, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 20 AND THE WEST 7 1/2 FEET OF LOT 21 IN BLOCK 50 IN HULBERT MILWAUKEE AVENUE SUBDIVISION BEING A SUBDIVISION OF LOT "B" AND PART OF LOT "D" IN PAINE ESTATE DIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 7727 W Fargo Ave, Chicago, IL 60631

PIN #: 09-25-313-043-0000

To have and hold said property forever.

**SUBJECT TO:** Real Estate Taxes for the 2nd installment of 2022 and subsequent years.

Dated this 17th day of July, 2023.

  
Ann N. Ceffalio

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STATE OF ILLINOIS,

COUNTY OF COOK,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ann N. Ceffalio** personally-known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2023



*John J. Murphy*  
\_\_\_\_\_  
Notary Public

My Commission Expires 10-22-25

**Prepared By:** John J. Murphy  
6122 N. Neva  
Chicago, IL 60631

**Mail To:**

**Name and Address of Taxpayer:** Ann Ceffalio  
7727 W Fargo Ave  
Chicago, IL 60631

Exempt under paragraph "E" of the Real Estate Transfer Tax Act.

*Ann N. Ceffalio*  
\_\_\_\_\_  
Grantor, Grantee or Agent

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**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY

### 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: 7-17-23

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me on 7-17-23

Notary Public [Handwritten Signature]



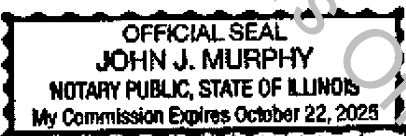
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 7-17-23

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me on 7-17-23

Notary Public [Handwritten 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.

(Attach to deed or ABI to be recorded in \_\_\_\_\_, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)