

UNOFFICIAL COPY

Doc#: 2321529246 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2023 03:54 PM Pg: 1 of 4

QUITCLAIM DEED

2300790 IL

Dec ID 20230801689295
ST/CO Stamp 0-460-941-776 ST Tax \$114.00 CO Tax \$57.00

GRANTOR, ANTHONY PENDOLA, an unmarried man, and CATHLEEN PENDOLA, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 17800 64th Court, Tinley Park, IL 60477, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE PETER E. PENDOLA and MARGARET M. PENDOLA, husband and wife, and ANTHONY PENDOLA, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 17800 64th Court, Tinley Park, IL 60477, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 17800 64th Court, Tinley Park,
IL 60477

Permanent Index Number: 28-31-222-062-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 28 day of July, 2023

When recorded return to:

ADVOCUS TITLE AGENCY, LLC
1 SOUTH WACKER DR.
24TH FLOOR
CHICAGO, IL 60606

Send subsequent tax bills to:


PETER E. PENDOLA
MARGARET M. PENDOLA
ANTHONY PENDOLA
17800 64TH COURT
TINLEY PARK, IL 60477

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

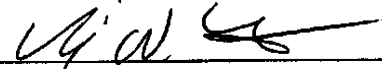
UNOFFICIAL COPY

GRANTOR


ANTHONY PENDOLA

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JULY 28, 2023, by ANTHONY PENDOLA.

[Affix Notary Seal] Notary Signature: 
Printed name: VICKY W FRAMOS
My commission expires: 4/19/2026



Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR

Cathleen Pendola
CATHLEEN PENDOLA

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on July 20th 2023, by CATHLEEN PENDOLA.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Casey Dugan
My commission expires: 04/27/2024



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 1 (EXCEPT THE SOUTH 4.411 FEET THEREOF) IN BLOCK 7 IN WHITNEY AND BISHOP'S ADDITION TO TINLEY PARK, BEING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO THAT PART OF THE EAST 1/2 OF THE VACATED 14 FOOT NORTH AND SOUTH PUBLIC ALLEY AS HERETOFORE DEDICATED IN BLOCK 7 IN THE AFORESAID SUBDIVISION LYING NORTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 4.411 FEET OF SAID LOT 1,

ALSO THAT PART OF THE SOUTH 39.230 FEET OF THE HERETOFORE VACATED 60 FOOT WIDE 178TH STREET AS HERETOFORE DEDICATED IN THE AFORESAID SUBDIVISION, LYING EAST OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF THE 14 FOOT WIDE NORTH AND SOUTH PUBLIC ALLEY AS HERETOFORE DEDICATED IN BLOCK 7 OF THE AFORESAID SUBDIVISION AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 7 ALL IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.