

# UNOFFICIAL COPY



Doc# 2327634014 Fee \$88.00  
RHSP FEE:\$18.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 10/03/2023 09:49 AM PG: 1 OF 5

File No: EMP-2300-4453

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

After Recording, Send to:  
Empower Settlement Services, LLC  
345 Rouser Rd., Building 5, 4th Floor  
Coraopolis, PA 15108

Mail Tax Statements To: **Giuliana Molinaro and Antonio Molinaro: 10820 S Avenue J, Chicago, IL 60617-6723**

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 26-17-120-033-0000

## QUITCLAIM DEED

**Antonio Molinaro AKA Tony Molinaro and Gail S. Molinaro**, husband and wife, as joint tenants, ("Grantor"), of **10820 S Avenue J, Chicago, IL 60617-6723**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Giuliana Molinaro**, as an unmarried woman, and **Antonio Molinaro**, as a married man, ("Grantee"), whose tax mailing address is **10820 S Avenue J, Chicago, IL 60617-6723**, with quitclaim covenants, the following described real estate:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

### REAL ESTATE TRANSFER TAX

03-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-17-120-033-0000

| 20230901638182 | 1-354-490-832

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LOT 9 IN BLOCK 4 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 17, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address is: 10820 S Avenue J, Chicago, IL 60617-6723**

Prior deed recorded at **Instrument No. 0020621467**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Property of Cook County Clerk's Office

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**MUNICIPAL TRANSFER STAMP**  
(If Required)


**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 9-18-23

*John J. Zaleski*  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

26-17-120-033-0000 | 20230901638182 | 1-037-165-521

\* Total does not include any applicable penalty or interest due

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Executed by the undersigned on 9-18, 2023.

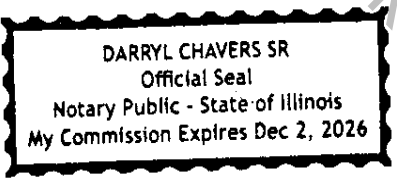
Antonio Molinaro Aka Tony Molinaro  
ANTONIO MOLINARO AKA  
TONY MOLINARO

Gail S. Molinaro  
GAIL S. MOLINARO

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ANTONIO MOLINARO** and **GAIL S. MOLINARO**, personally known to me, or has produced DRIVER'S LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of September, 2023.



[Signature]  
Notary Public

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

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 land trust is either a natural person, and 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 9-18-23, 2023

Antonio Molinaro  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Antonio Molinaro & Gail S. Molinaro  
this 18th day of September  
2023.



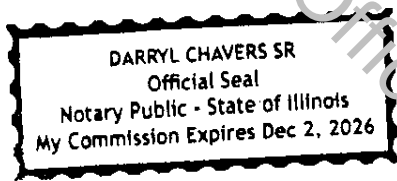
NOTARY PUBLIC [Signature]

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 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 9-18-23, 2023

Antonio Molinaro  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Antonio Molinaro and Gail Molinaro  
This 18th day of September  
2023.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)