

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (Illinois)  
(Individual to Trust)

Doc#. 2331213363 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2023 03:24 PM Pg: 1 of 3

The Grantors, **THOMAS LUDWIG** and **CAROL CALABRESE**, father and daughter, both divorced, and not since remarried, both of the Village of Norridge, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEY and QUIT CLAIM**, to the Grantee, **THOMAS J. LUDWIG**, as Trustee, of 4528 N. Orange Ave., Norridge, IL 60706, or her successor in trust, under **THE LUDWIG LIVING TRUST**, dated October 30, 2023, and any amendments thereto, All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20231101668125  
ST/CO Stamp 1-541-167-056

LOT 19 IN BLOCK 8 IN FREDRICKSON AND COMPANY'S NORRIDGE MANOR BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants, conditions and restrictions of record and to General Taxes for 2022 and subsequent years.

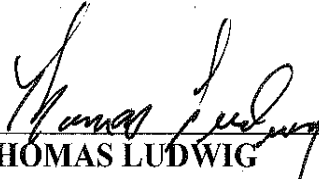
Permanent Real Estate Index Number:

12-13-112-019-0000

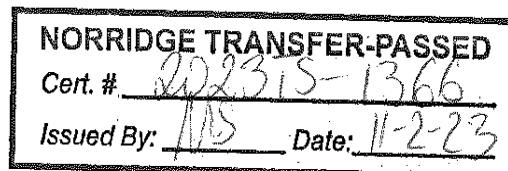
Property Address:

4644 N. Orange Avenue  
Norridge, Illinois 60706

Dated this 15<sup>th</sup> day of November, 2023.

  
THOMAS LUDWIG

  
CAROL CALABRESE



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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

**THOMAS LUDWIG and CAROL CALABRESE**

are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 official seal, this 1<sup>ST</sup> day of November, 2023.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Act

*[Handwritten Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

**MAIL TO:**  
Thomas J. Ludwig  
4528 N. Orange Ave.  
Norridge, IL 60706

**SEND SUBSEQUENT TAX BILLS TO:**  
Thomas J. Ludwig  
4528 N. Orange Ave.  
Norridge, IL 60706

This instrument was prepared by the Law Offices of Garrido & Stoppa, P.C., 5310 N. Harlem, #210, Chicago, Illinois 60656.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11 | 01 | 20 23

SIGNATURE: \_\_\_\_\_

*Thomas Ludwig*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

John Garrido

By the said (Name of Grantor): Thomas Ludwig

**AFFIX NOTARY STAMP BELOW**

On this date of: 11 | 01 | 20 23

NOTARY SIGNATURE: \_\_\_\_\_

*John Garrido*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 11 | 01 | 20 23

SIGNATURE: \_\_\_\_\_

*Thomas Ludwig*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

John Garrido

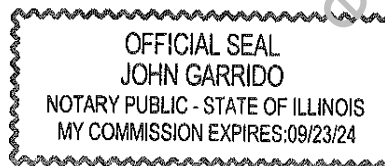
By the said (Name of Grantee): Thomas J. Ludwig, Trustee

**AFFIX NOTARY STAMP BELOW**

On this date of: 11 | 01 | 20 23

NOTARY SIGNATURE: \_\_\_\_\_

*John Garrido*



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)