## **UNOFFICIAL COPY**

#### **QUIT CLAIM DEED**

Doc#. 2331833152 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/14/2023 11:26 AM Pg: 1 of 7

Dec ID 20231001650838 ST/CO Stamp 0-388-208-592 City Stamp 0-251-238-352

(The space above for Recorder's use only)

THIS INDENTURE, made this <u>/O</u> day of <u>Jone</u>, 2023 by DEAN RAMOINO OF 1333 Rosedale Ave., Chicago, IL, and ELIZABETH KIRBY BRIDGES of 74401 Hovley Lane East, Apt 925, Palm Desert, CA husband and wife, hereinafter referred to as Grantors, of the City of Palatine, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS C

DEAN RAMOINO, 1333 Rosedale Ave., Chicago, IL

to have and to hold in the following described Real Estate situated in COOK County, Illinois, commonly known as 1333 W. ROSEDALE AVE., CHICAGO, IL 60660, legally described as:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes not yet due and payable.

Permanent Index Number (PIN): 14-05-310-007-0000

Address of Real Estate: 1333 W. ROSEDALE AVE., CHICAGO, IL 60660

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## **UNOFFICIAL COPY**

Dated this 10 day of June, 2023

)ss.

DEAN RAMOINO (SEAL)

(SEAL)

STATE OF

11

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEAN RAMOINO, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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

10 day of June

-,2023

Commission expires: 6/6/202

OFFICIAL SEAL
ASHLEY THORNHILL
Notery Public, State of Illinois
Commission No. 0893627
My Commission Expires
June 06, 2024

NOTARY PUBLIC

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## **UNOFFICIAL COPY**

Dated this 10 day of 301	<u>NC</u> , 2023
ELIZABETH KIRBY BRID	_(SEAL) GES
STATE OF	) )cc
COUNTY OF	)ss.
HEREBY CERTIFY that EL same person whose name is in person, and acknowled get	Notary Public in and for said County, in the State aforesaid, DO LIZABETH KIRBY BRIDGES, personally known to me to be the subscribed in the foregoing instrument, appeared before me this day I that he signed, sealed and delivered the said instrument as his free es and purposes therein set forth, including the release and waiver of ficial seal, this
NOTARY PUBLIC	
County-Illinois transfer stam Transfer Act.	aps exempt under provisions of paragraph e Section 4, Real Estate
Date: 6/10/23	
Burfer Seller/Representative	

This instrument was prepared by: Betsy Lane, 1234 Sherman Ave., Ste. 201, Evanston, IL 60202

MAIL TO: Betsy C. Lane 1234 Sherman Ave. #201 Evanston, Il 60203 SEND SUBSEQUANT TAX BILLS TO: Dean Ramoino 1333 W. Rosedale Chicago, Il 60660

# UNOFFICIAL COPY

ACKNOWLE	DGMENT
A notary public or other officer completing this certificate verifies only the identity of the individu who signed the document to which this certificat attached, and not the truthfulness, accuracy, or validity of that document.	
personally appeared	ence to be the person(s) whose name(s) is/are ded to me that he/she/they executed the same in
his/her/their authorized capacity(iet). and that by his/her/their authorized capacity(iet). and that by his person(s), or the entity upon behalf of which the person is true and correct.  WITNESS my hand and official seal.	is/her/their signature(s) on the instrument the irson(s) acted, executed the instrument.
Signature	(Seal)
The information below is optional. However, it may prove of this form to an unauthorized document.	
CAPACITY CLAIMED BY SIGNER (PRINCIPAL)  INDIVIDUAL CORPORATE OFFICER PARTNER(S) TITLE(S) TRUSTEE(S) GUARDIAN/CONSERVATOR	DESCRIPTION OF ATTACHED DOCUMENT  TITLE OR TYPE OF DOCUMENT  NUMBER OF PAGES
OTHER:	DATE OF DOCUMENT

## **UNOFFICIAL COPY**

#### **EXHIBIT "A"**

**Legal Description** 

LOT 19 IN BLOCK 7 IN ROSEDALE ADDITION TO EDGEWATER IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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AMERICAN LAND TITLE ASSOCIATION

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## **UNOFFICIAL COPY**

#### 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 September 8, 2023	$\sim$
	Signature:
	\ Grantor or Agent
Subscribed and sworn to before me.	
By the said Elizabeth Bridges	JEFF R. KALLMANN
This 8th, day of Soptember 2223	Comm. #2387517 Notary Public California Riversade County My Commission Expires January 10, 2026
Notary Public	My Commission Expires January 10, 2026
The grantee or his agent affirms and verifies the	t the name of the grantee shown on the deed or
assignment of beneficial interest in a land trust is	civier a natural person, an Illinois corporation or
foreign corporation authorized to do business or partnership authorized to do business or acquire ar	acquire and hold title to real estate in Illinois, a
recognized as a person and authorized to do busines	ss or acquire title to real estate under the laws of the
State of Illinois.	C
Date <u>June</u> 10 , 2023	
Date	_ 72
Si	gnature:
	Grantee or Agent
Subscribed and sworn to before me	10
By the said <u>Dean</u> Ramoino	OFFICIAL SEAL ASHLEY THORNHILL Notary Public STATE AND THE STATE OF TH
This 10, day of June 2023	Commission State of Illinois
Notary Public A Track	My Commission Expires June 06, 2024
Note: Any nerson who knowingly submits a false si	

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 Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## **UNOFFICIAL COPY**

#### **JURAT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the trutt. full ess, accuracy, or validity of that document.

State of California		
County of Kiler Silver		
Subscribed and sworn to (or a firmed) before me on		
this 8th day of September, 20 23		
by Elizabeth Bridges		
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.		
Signature		
$O_{\mathcal{E}_{\alpha}}$		
(Seal)		
21/11/11/11/11/11/11/11/11/11/11/11/11/1		
JEFF R. KALLMANN		