

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2332134023 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 11:05 AM PG: 1 OF 3

THE GRANTOR(S), JOHN E. D'AMBROGIO, of the City of CHICAGO, County of COOK, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to THE CHOOCH LLC, an Illinois Limited Liability Company, 547 S. Clark, Unit 302, Chicago, IL 60605, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

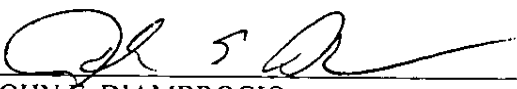
Parcel 1: Unit Numbers 2-B in the Randolph Condominium, in Forest Park, as delineated on a survey of the following described real estate: Lot 5 in Block 14 in Railroad addition to the Town of Harlem, a Subdivision by the Galena and Chicago Union Railroad Company of the Southeast 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Document Number 25064808; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

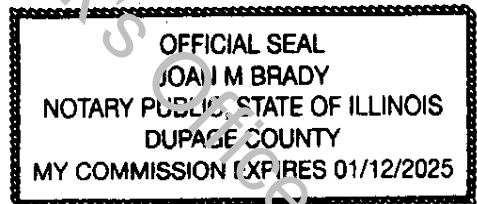
Parcel 2: Parking Space #3, a Limited Common Element, as stated in Exhibit B of the Declaration of Condominium Recorded as Document Number 25064808, in Cook County, Illinois.

Commonly known as 7231 Randolph Street, Unit 2B, Forest Park, IL 60430

Parcel ID(s): 15-12-420-018-1005

Dated this 9th day of NOVEMBER, 2023


JOHN E. D'AMBROGIO



STATE OF Illinois, COUNTY OF Dupage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN E. D'AMBROGIO, personally known to me to be the same person(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of November, 2023

exempt
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 10217
SB 11/9/23
Approved/Date


(Notary Public)

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Prepared By: Joseph A. Riccelli, Esq., 26 Blaine Street, Hinsdale, IL 60521

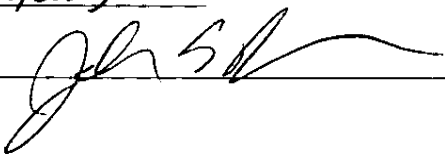
Mail To: John D'Ambrogio, 547 S. Clark, Unit 302, Chicago, IL 60605

Name & Address of Taxpayer:

The CHOCH ^{JD}
Kincardine LLC
547 S. Clark,
Unit 302,
Chicago, IL 60605

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

Date: 11/9/2023

Signature: 

Property of Cook County Clerks Office

REAL ESTATE TRANSFER TAX

512-420-0671

20231107176479

17-Nov-2023

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

0-200-180-776

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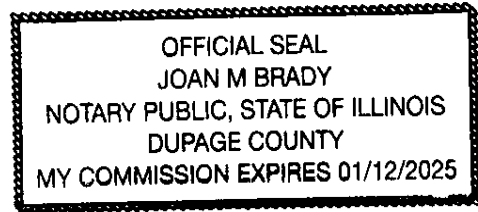
STATEMENT BY GRANTOR AND GRANTEE

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 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 11/9, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 9th day of November, 2023
Notary Public [Handwritten Signature]

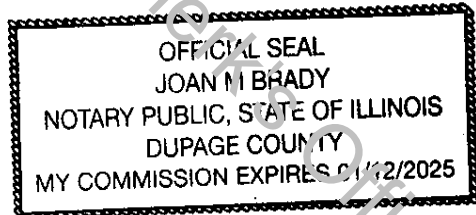


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate 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 Nov 9, 2023

Signature: [Handwritten Signature] MANAGING MEMBER
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 9th day of November, 2023
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 Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)