

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2332134025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 11:11 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 KINCARDINE 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:

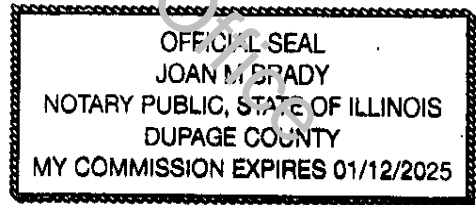
UNIT 430-G IN THE HARRISON PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOT 14 AND LOT 13 (EXCEPT THE NORTH 30 FEET THEREOF) IN BLOCK 5 IN S.T. GUNDERSON AND SON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 4 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF} IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "3" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 2005 AS DOCUMENT NUMBER 0535332000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 430 Harrison Street, Unit G, Oak Park, IL 60304

Parcel ID(s): 16-18-230-029-1001

Dated this 9 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

EXEMPTION APPROVED

Steven E. Drazner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

(Notary Public)

**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:**

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: *JA Riccelli*

16-10-20-029-1001  
 20231101676540 | 1-132-974-032  
 TOTAL:  
 ILLINOIS:  
 COUNTY:  
 0.00  
 0.00  
 0.00  
 17-NOV-2023

REAL ESTATE TRANSFER TAX

**EXEMPTION APPROVED**

*Steven E. Drazner*  
Steven E. Drazner, CFO  
Village of Oak Park

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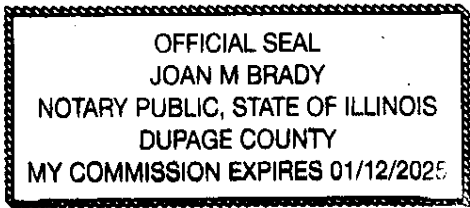
## STATEMENT BY GRANTOR AND GRANTEE

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 Nov 9, 2023

Signature: [Signature]  
Grantor or Agent

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

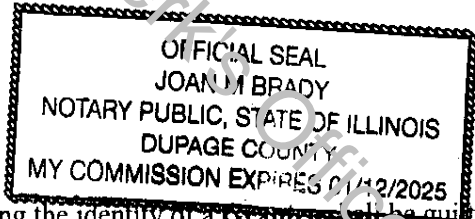


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: [Signature] MANUEL BRADY MENDOZA  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 9th day of November, 2023  
Notary Public [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.)

**EXEMPTION APPROVED**  
[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park