



2332615004D

Doc# 2332615004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2023 09:35 AM PG: 1 OF 5

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individuals to Trust)

GRANTORS, THEODORE E. DESPOTES AND JOANNE C. DESPOTES, married to each other, of the Village of Forest Park, County of Cook, and State of Illinois, for and in consideration of Ten And 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and QUIT CLAIM to **THEODORE E. DESPOTES and JOANNE C. DESPOTES, TRUSTEES OF THE THEODORE E. DESPOTES and JOANNE C. DESPOTES DECLARATION OF TRUST DATED MAY 19, 2022, of 7757 West Van Buren Street #2-516, Forest Park IL 60130**

all interest in the following described Real Estate, the interest of husband and wife to be homestead property to be held as tenants by the entirety, the real estate situated in Cook County, Illinois, legally described as follows:

SEE EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Address: **7757 West Van Buren #2-516, Forest Park IL 60130**

Permanent Real Estate Index Number: **15-13-109-050-1139**

Exempt under section 31-45e, Real Estate transfer tax law 35 ILCS 200/31-45
08/15/23

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
10113
8-15-23
Approved/Date

Dated: August 15, 2023

CTT 23005383LP 1/1

THEODORE E. DESPOTES

JOANNE C. DESPOTES

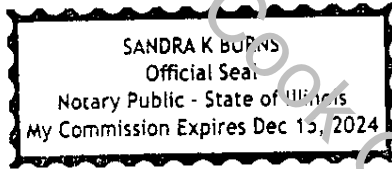
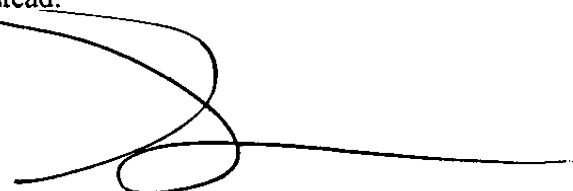
UNOFFICIAL COPY

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify **THEODORE E. DESPOTES AND JOANNE C. DESPOTES, married to each other**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 **August 15, 2023**.



Notary Public

This instrument prepared by and when recorded
mail to: Sandra K. Burns LAW OFFICES OF
SANDRA K. BURNS, LTD
348 Lathrop Avenue, River Forest IL 60305

Send tax bills to:
**THEODORE E. & JOANNE C.
DESPOTES, Trustees**
**7757 West Van Buren #2-516
Forest Park IL 60130**



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

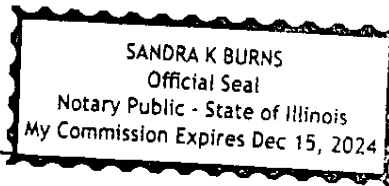
The grantor or his/her/their agent affirms that, to the best of his/her/their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: **August 15, 2023.**

Signature: *Maria E. Depato*
Grantor or Agent

Subscribed and sworn to before me by Grantor or Agent on **August 15, 2023.**

[Handwritten Signature]



Notary Public

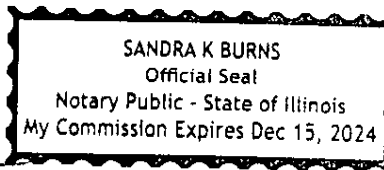
Grantee or his/her/their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: **August 15, 2023.**

Signature: *Maria E. Depato*
Grantee or Agent

Subscribed and sworn to before me by Grantee or Agent on **August 15, 2023.**

[Handwritten Signature]



Notary Public

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

PARCEL 1: UNIT NUMBER 2-516 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 1 AND 2, IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536203040, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 AND SUPPLEMENT NO. 3 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0622939055 AND SUPPLEMENT NO. 4 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0626545034 AND SUPPLEMENT NO. 5 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0628618040 AND SUPPLEMENT NO. 6 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0631217000 AND AS DOCUMENT NUMBER 0631217001 AND SUPPLEMENT NO. 7 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND SUPPLEMENT NO. 9 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0715713050 AND SUPPLEMENT NO. 10 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0729515135 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 2-516, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACES 2-P-31 AND 2-P-46, LIMITED COMMON ELEMENTS, AND THE RIGHT TO THE USE OF STORAGE AREA 2-S46-G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Nov-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

15-13-109-050-1139

20231101678960 | 1-497-821-136