

# UNOFFICIAL COPY

## QUIT CLAIM DEED



### MAIL TO:

John M. Belconis  
350 South Northwest Hwy., Suite 300  
Park Ridge, Illinois 60068

Doc# 2334646012 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 11:01 AM PG: 1 OF 3

### NAME AND ADDRESS OF TAXPAYER:

Mr. & Mrs. James E. Volpert  
4600 N. Oriole Avenue  
Norridge, Illinois 60706

THE GRANTOR(S) James Volpert and Nancy Volpert his wife, of the City of Norridge, County of Cook, State of Illinois for and in consideration of Ten Dollars and no/100's and other good and valuable consideration in hand paid,

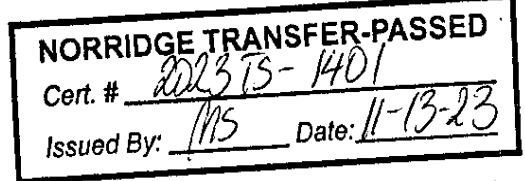
CONVEY(S) AND QUIT CLAIM(S) to: The Volpert Family Revocable Trust, dated 11-3-2023, James E. Volpert and Nancy Volpert as Grantors and Trustees.

(GRANTEE'S ADDRESS): 4600 N. Oriole Avenue of the City of Norridge, County of Cook, State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 26 IN BRINKMANS MONTROSE-LAWRENCE SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/4 OF THE WEST 1/4 OF NORTHEAST 1/4 (EXCEPT THE SOUTH 50 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 12-13-224-013-0000

Property Address: 4600 N. Oriole Avenue, Norridge, Illinois 60706



Dated this 3 Day of November 2023.

James Volpert  
James Volpert

Nancy Volpert  
Nancy Volpert

STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Volpert and Nancy Volpert, 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 the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3 day of November, 2023.

John M. Belconis  
Notary Public

My commission expires on 7-26-26.

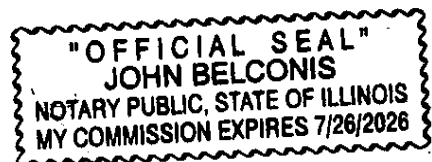
### NAME AND ADDRESS OF PREPARER:

John M. Belconis  
350 South Northwest Hwy., Suite 300  
Park Ridge, Illinois 60068

Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.

11-3-2023 John M. Belconis  
Date Representative

S Y  
P a  
S V-I  
SC Y  
INTER K



# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

11-Dec-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

12-13-224-013-0000

| 20231201687238 | 0-861-782-064

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/28/2026  
JOHN BELCONIS  
"OFFICIAL SEAL"

# UNOFFICIAL COPY

## 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: 12/4, 2023

SIGNATURE: [Signature]  
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: \_\_\_\_\_

By the said (Name of Grantor): John Belconis

**AFFIX NOTARY STAMP BELOW**

On this date of: 12/4, 2023

NOTARY SIGNATURE: Margaret Belconis



### 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: 12/4, 2023

SIGNATURE: [Signature]  
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: \_\_\_\_\_

By the said (Name of Grantee): John Belconis

**AFFIX NOTARY STAMP BELOW**

On this date of: 12/4, 2023

NOTARY SIGNATURE: Margaret Belconis



**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)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

NOTARY PUBLIC STATE OF ILLINOIS  
MARGARET BECKWITH  
100 PERIODICAL ST. #100  
CHICAGO, ILLINOIS 60601

NOTARY PUBLIC STATE OF ILLINOIS  
MARGARET BECKWITH  
100 PERIODICAL ST. #100  
CHICAGO, ILLINOIS 60601