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2336322000

Doc# 2336322000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 09:32 AM PG: 1 OF 3

TRUSTEE'S DEED ILLINOIS STATUTORY

THE GRANTOR(S), JOHN E. D'AMBROGIO, TRUSTEE OF THE JOHN E. D'AMBROGIO AND SHARON E. MICHNAY TRUST DATED JUNE 3, 2020, 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:

THE EAST 13 FEET OF LOT 111 AND THE WEST 19.50 FEET OF LOT 110 IN ANDREW AND PIPERS RESUBDIVISION OF PARTS OF BLOCKS 36 AND 37 IN ANDREWS AND PIPERS SECOND ADDITION TO BERWYN, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

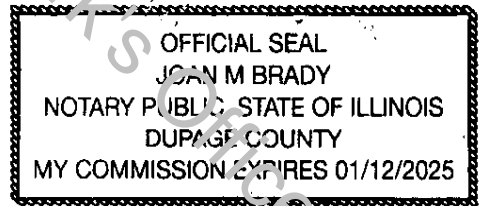
Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-31-120-022-0000
Address(es) of Real Estate: 7134 WINDSOR AVENUE, Berwyn, IL 60402

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 1 OF THE BERWYN CITY
CODE SEC. 888.03 AS A REAL ESTATE
TRANSACTION.
DATE 12/19/23 TELLER KE

Dated this 9th day of NOVEMBER, 2023

JOHN E. D'AMBROGIO, TRUSTEE



STATE OF IL, COUNTY OF COOK 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

(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:

Cinooch
Kineardine LLC
547 S. Clark,
Unit 302,
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		29-Dec-2023
		COUNTY: 0.00
16-31-120-022-0000		ILLINOIS: 0.00
20231201601049		TOTAL: 0.00
1-101-105-200		

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

Date: 11/7/23

Signature: *[Handwritten Signature]*

Property of Cook County Clerk's Office

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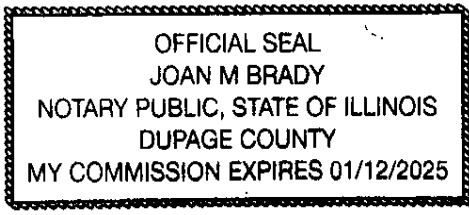
STATEMENT BY GRANTOR AND GRANTEE

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, 20 23

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 9th day of November, 20 23
Notary Public [Handwritten Signature]

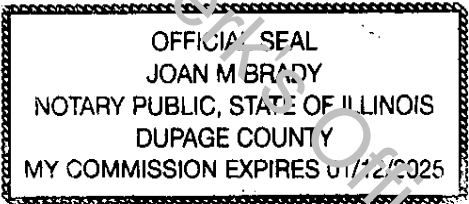


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/9, 20 23

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 9th day of November, 20 23
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.)