

UNOFFICIAL COPY

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY AND MAIL TO:

Robert A. Bosco Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523

SEND SUBSEQUENT TAX BILLS TO:

Anthony M. DiSilvestro
6221 North Niagara, #504
Chicago, Illinois 60631

Doc#: 2400813371 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 01:14 PM Pg: 1 of 5

Dec ID 20240101608440
ST/CO Stamp 1-654-384-688
City Stamp 1-743-054-896

(Above Space for Recorder's Use Only)

THE GRANTORS, ANTHONY DISILVESTRO, divorced and not since remarried, and STEPHANIE DISILVESTRO, divorced and not since remarried, of 1315 Evergreen Court, Glenview, Illinois 60025, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to ANTHONY M. DISILVESTRO, a divorced and not since remarried man, of 6221 North Niagara, #504, Chicago, Illinois 60631, GRANTED, all of their interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

Commonly known as: 6221 North Niagara, #504, Chicago, Illinois 60631
Permanent Index Number: 13-06-110-050-1046

Subject to any and all real estate taxes, easements, assessments, agreements, restrictions, and other matters of record, if any.

[Signatures on next pages.]

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DATED this 20th day of December 2023.

Anthony DiSilvestro
ANTHONY DISILVESTRO

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY DISILVESTRO personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December 2023.



V. Krynski
NOTARY PUBLIC

Proprietary of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 504 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WESTERLY 232.00 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 40 THE WESTERLY 300.00 FEET, MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 41 ALL OF LOT 42 ALL IN BLOCK 64 IN "NORWOOD PARK", A SUBDIVISION OF THAT PART OF NORWOOD PARK, LYING NORTH AND EAST OF NORWOOD AVENUE, BEING ALL OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 30 ACRES IN NORTHEAST ¼ OF NORTHEAST ¼ NORTH OF RAND ROAD) AND PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF LOTS 5 AND 6 WHICH LIES NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 5; SAID POINT BEING 67.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF LOT 5, TO A POINT IN THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING 65.0 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 6, MEASURED ALONG THE SOUTHERLY LINE OF LOT 6 IN H. P. KELLER'S RESUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN BLOCK 64 IN "NORWOOD PARK", A SUBDIVISION IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22052942 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPOSING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

Commonly known as: 6221 North Niagara, #504, Chicago, Illinois 60631
Permanent Index Number: 13-06-110-050-1046

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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 | 20 | 2023

SIGNATURE: *Anthony DiSilvestro*
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: V. Krynski

By the said (Name of Grantor): Anthony M. DiSilvestro

On this date of: 12 | 20 | 2023

NOTARY SIGNATURE: *V. Krynski*

AFFIX NOTARY STAMP BELOW



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 | 20 | 2023

SIGNATURE: *Anthony DiSilvestro*
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: V. Krynski

By the said (Name of Grantee): Anthony M. DiSilvestro

On this date of: 12 | 20 | 2023

NOTARY SIGNATURE: *V. Krynski*

AFFIX NOTARY STAMP BELOW



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)**)