

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Donald Perpignan
10751 South Prospect Avenue
Chicago, Illinois 60643

NAME & ADDRESS OF TAXPAYER:

Donald Perpignan, Trustee, or his successors in interest, of the Donald Perpignan Living Trust dated May 17, 2022, and any amendments thereto
10751 South Prospect Avenue
Chicago, Illinois 60643



Doc# 2413510014 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/14/2024 1:02 PM
PAGE: 1 OF 3

THE GRANTOR, Donald Perpignan, A Single Man, of the City of Chicago, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO Donald Perpignan, Trustee, or his successors in interest, of the Donald Perpignan Living Trust dated May 17, 2022, and any amendments thereto, of the County of , the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN BLOCK 2 IN HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION, A RESUBDIVISION OF PART OF WABASH ADDITION TO CHICAGO, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7320 A. Artesian Ave., Chicago, IL 60629

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 19-25-222-027-0000

Property Address: 7320 S. Artesian Ave. Chicago, IL 60629

Dated this _____ day of _____, 2024

29 March

REAL ESTATE TRANSFER TAX 14-May-2024



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-25-222-027-0000 | 20240501602101 | 0-358-709-552

total does not include any applicable penalty or interest due.

 (Seal)
Donald Perpignan

REAL ESTATE TRANSFER TAX 14-May-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-25-222-027-0000 | 20240501602101 | 0-790-427-952

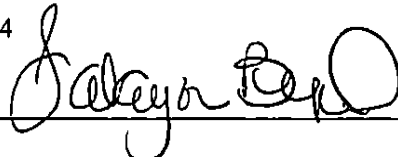
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STATE OF ILLINOIS)

COUNTY OF COOK) SS.

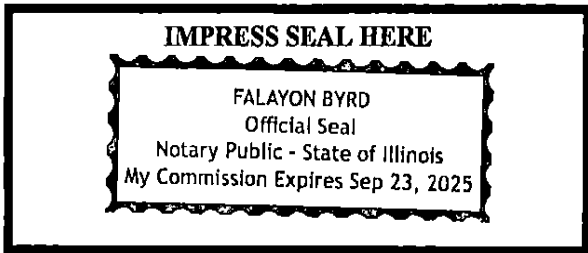
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald Perpignan personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed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

Given under my hand and notarial seal this 29 day of March, 2024



Notary Public

My commission expires on September 23, 2025



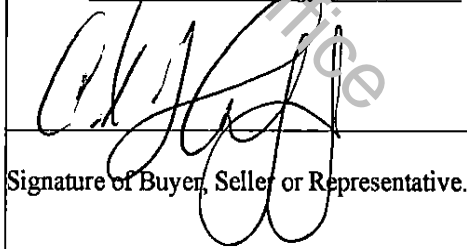
NAME AND ADDRESS OF PREPARER:

The Hansford Firm, LLC
30 North LaSalle Street
Suite 1210
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR (E)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX
DATE: 5-15-2024



Signature of Buyer, Seller or Representative.

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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: April 11, 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

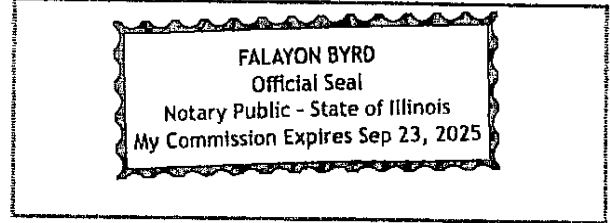
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Donald Perpignan

On this date of: 04 10 24, 2024

NOTARY SIGNATURE: [Signature]

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: 04 12, 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

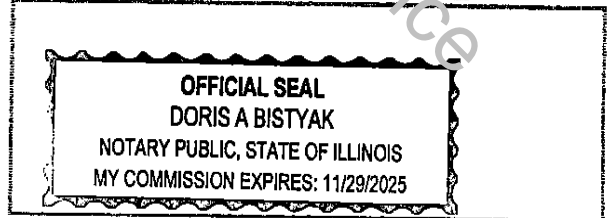
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Candace Hansford

On this date of: 04 12, 2024

NOTARY SIGNATURE: [Signature]

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)**)