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QUIT CLAIM DEED

Doc#: 2419020382 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/8/2024 1:32 PM Pg: 1 of 4

Doc ID 20240701646704

ST/Co Stamp 1-068-290-864 ST Tax \$0.00 CO Tax \$0.00

THE GRANTORS, **James T. Page and Julie A. Page**, as **Co-Trustees of The Page Family Living Trust No. 101**, an Illinois revocable trust, of 7613 West Strong Street, Harwood Heights, Illinois 60706, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and QUIT CLAIM** to THE GRANTEEES, **James T. Page**, as **Trustee of the James T. Page Declaration of Trust Dated June 4, 2024** and **Julie A. Page**, as **Trustee of the Julie A. Page Declaration of Trust Dated June 4, 2024**, not as tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Commonly Known As: 4935 North Clifton Avenue
Norridge, Illinois 60706

Property Identification Number: 12-11-305-003-0000 and 12-11-305-004-0000

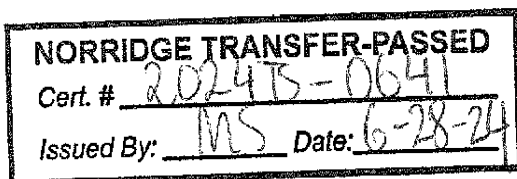
SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2024 and subsequent tax years.

This is not Homestead Property.

All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemptions laws of the State of Illinois.

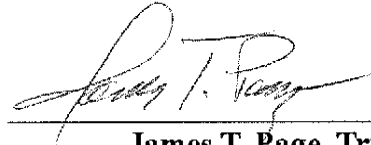
EXEMPT UNDER PROVISIONS OF PARAGRAPH (E)
OF SECTION 31-45 OF THE REAL ESTATE TRANSFER
TAX LAW




Mechanica J. Borsari

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Dated this 4th day of June, 2024.



James T. Page, Trustee
Grantor

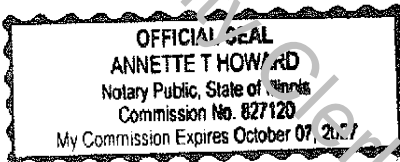

Julie A. Page, Trustee
Grantor

State of Illinois)
) S.S.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **James T. Page and Julie A. Page**, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 4th day of June, 2024.


Notary Public



Prepared By and Mail To:
Zachary J. Croisant
BERGER, NEWMARK & FENCHEL, P.C.
1753 North Trip Avenue
Chicago, Illinois 60639
(312) 704-7224

Send Subsequent Tax Bills To:
Julie Ludston
4935 North Clifton Avenue
Norridge, Illinois 60706

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STATEMENT BY GRANTOR AND GRANTEE

The grantors, or their agent, affirm that, to the best of their knowledge, the name of the grantees 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 title to real estate under the laws of the State of Illinois.

Dated: 6/4/2024

By: *Michael J. Porsant*
Signature of Grantor or Agent

Subscribed and sworn to before me this 4th day of June, 2024.

Annette T Howard
Notary Public



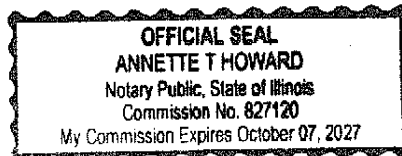
The grantees, or their agent, affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest (ABI) in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 6/4/2024

By: *Michael J. Porsant*
Signature of Grantor or Agent

Subscribed and sworn to before me this 4th day of June, 2024.

Annette T Howard
Notary Public



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.

[Attached 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 (35 ILCS 200/Art. 31).]

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EXHIBIT A – LEGAL DESCRIPTION

LOT 37 AND 38 IN BLOCK 1 IN CUMBERLAND AND LAWRENCE, BEING GEORGE GAUNTLETTS SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office