

UNOFFICIAL COPY

WARRANTY DEED
 THE GRANTOR(S), **CLEMENT S. FIANDALO and GERALDINE FIANDALO, his wife**, of 3091 N. Course Drive, #405, of the City of **Pompano Beach**, County of **Broward**, State of **Florida**, for and in consideration of Ten and 00/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Michael J. Mategrano and Phyllis M. Mategrano, husband and wife**, grantees, of **1036 W. Polk, Chicago, Illinois 60607**, as joint tenants and not as tenants in common, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:



Doc#: 0426627121
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 09/22/2004 02:54 PM Pg: 1 of 3

LOT 23 IN SUBDIVISION OF BLOCK 2 IN BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SOUTHEAST 1/2 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **17 17 412 035 0000**
 Address of Real Estate: **721 S. Carpenter, Chicago, IL 60607**

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if an, so long as they do not interfere with the current use and enjoyment of the Real Estate.

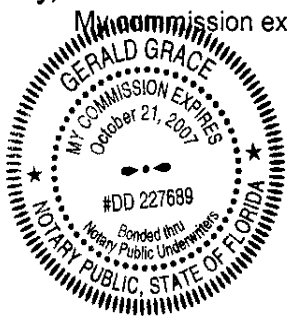
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as **joint tenants and not as tenants in common**, forever.

Dated this 14TH day of **July 2004**.

Clement S. Fiandalo
 Clement S. Fiandalo

Geraldine Fiandalo
 Geraldine Fiandalo

State of **Florida**, County of **Broward** ss. I, the undersigned Notary Public in and for said County, in the State of **Florida**, DO HEREBY CERTIFY that, **Clement S. Fiandalo and Geraldine Fiandalo, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and appeared before me this day in person, and acknowledge that **they** signed, sealed and delivered the said instrument as **their** free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and seal, this 14 day of **July, 2004**.



Commission expires 10-21-07

[Signature]
 Notary Public

0405 10499

PRAIRIE TITLE
 6821 W. NORTH AVE.
 OAK PARK, IL 60302

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Mail tax bill to:
Michael J. and Phyllis M. Mategrano
721 S. Carpenter
Chicago, IL 60607

Deliver to:
Frank Pellegrini
Attorney at Law
6817 W. North Ave.
Oak Park, IL 60302

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph E
of Section 4 of the Real Estate Transfer Act

McAnnally
Signature

8-23-04
Date

Exempt under provisions of Paragraph E of
Section 200.1-2 (b-3) of the City of Chicago

McAnnally
Signature

8-23-04
Date

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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 of foreign corporation 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 5-28 ²⁰⁰⁸/₁₉ Signature P. Small Agent
Grantor or Agent

Subscribed and sworn to before me by the said
this 28 day of MAY 19 2008
Notary Public Patricia M Sage



The grantee 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 of foreign corporation 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 5-28 ²⁰⁰⁸/₁₉ Signature P. Small
Grantor or Agent

Subscribed and sworn to before me by the said
this 28 day of MAY 19 2008
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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)