

UNOFFICIAL COPY

QUITCLAIM DEED (Individual)



Doc#: 0523019014 Fee: \$42.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2005 10:09 AM Pg: 1 of 10

THE GRANTORS, JAMES B. SARACCO, married to MARY ANN SARACCO, heir, legatee and as executor of the will of BERNARD SARACCO, deceased, who was the joint tenant of ROSE SARACCO, who predeceased him; and SHARON LaMANTIA (nee SARACCO), married to JOSEPH LaMANTIA, as heir and legatee of said BERNARD SARACCO; of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) dollars in hand paid and other good and valuable consideration, CONVEY and QUITCLAIM to an undivided $\frac{1}{2}$ share of the $\frac{1}{2}$ share to SHARON LaMANTIA and JOSEPH LaMANTIA in JOINT TENANCY; and an undivided $\frac{1}{2}$ share of the $\frac{1}{2}$ share to MARY ANN SARACCO and JAMES B. SARACCO in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 AND 22 IN BLOCK 4 IN THE SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax #: 17-33-209-029 (LOT 21) &
17-33-209-030 (LOT 22)

Common Address: 3252 S. PRINCETON; CHICAGO; IL. 60616

Attached to and incorporated into this deed are five Exhibits A through E.

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

Dated: 18 August 2005



JAMES B. SARACCO



MARY ANN SARACCO

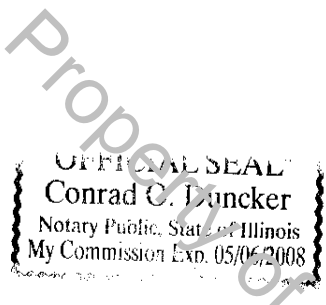
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Joseph LaMantia
JOSEPH LaMANTIA

Sharon LaMantia
SHARON LaMANTIA

State of Illinois, County of Cook)ss I, Conrad O. Duncker, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES B. SARACCO, married to MARY ANN SARACCO, heir, legatee and as executor of the will of BERNARD SARACCO, deceased, who was the joint tenant of ROSE SARACCO, who predeceased him; and SHARON LaMANTIA (nee SARACCO), married to JOSEPH LaMANTIA, as heir and legatee of said BERNARD SARACCO;

Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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 ~~18 August 2008~~ 18 August 2008

My Commission expires 6 MAY 2008. Notary Public. [Signature]

This instrument was prepared by Conrad O. Duncker (312) 842-1445
258 W. 31st Street; Chicago; Illinois 60616

Mail to:

Send Tax Bills to: no charge

Conrad O. Duncker
258 W. 31st Street;
Chicago; IL. 60616



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph F Section 4,
Real Estate Transfer Act

Dated: 18 August 2008

Signature: [Signature]

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Ex. A

AFFIDAVIT OF HEIRSHIP

James B. Saracco of 2933 S. Shields; Chicago, IL. 60616 on oath states that I am the son of the decedent, Bernard Saracco. I am an adult.

A. Bernard Saracco died on February 24, 1998 in the City of Chicago.

Bernard Saracco was married only to Rose Saracco, who predeceased him, and had two children born or adopted of the marriage. Bernard Saracco had no other children. He died testate giving all his property equally to his two children.

B. Bernard Saracco's children are James B. Saracco and Sharon LaMantia (nee Saracco). Both children are adults without any handicaps.

WHEREFORE the following are the only surviving heirs of Bernard Saracco:

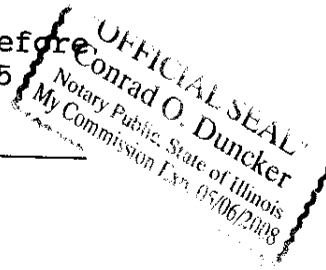
1. James B. Saracco, a son, 1/2 share
2. Sharon LaMantia, a daughter, 1/2 share

James B. Saracco

 James B. Saracco

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Signed and Sworn to before me this 11 August 2005



Conrad O. Duncker

 NOTARY PUBLIC

Prepared by:

Conrad O. Duncker, Attorney 21256; 258 W. 31st St.; Chicago, IL 60616; (312) 842-1445; #21256



CHICAGO TITLE INSURANCE COMPANY

171 N. CLARK STREET, CHICAGO, IL 60601

UNOFFICIAL COPY

EB

DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF Cook } ss.

Order No.:

JAMES B. SARACCO

being duly sworn states that He resides at 2933 S. SHIELDS AVE
in the City of CHICAGO, ILL. 60616.

That He was acquainted with ROSE SARACCO deceased who, at the time of death,
was one of the owners of the land in Cook County, Illinois, described as:

LOTS 21 & 22 in Blk 4 in the Subd. of Blk 4 in the CANAL
TRUSTEES subd. of Sec. 33, TWP. 39N, Rng 14, E of
3rd P.M. in Cook

That the deceased died 9 October 1986, as evidenced by a certified copy of death
certificate of the deceased attached hereto.

That the deceased died:

- Leaving no Last Will & Testament.
- Leaving a Last Will & Testament a copy of which is attached hereto. The original of the unproven will should be
filed with the Clerk of the Probate Division of the Circuit Court of Cook County, Illinois.
- Leaving a Last Will & Testament which was filed in the Unproven Will Box of the Probate Division of the Circuit
Court of _____ County, Illinois about _____.

That the total value of the estate of the deceased, including both real and personal property owned by the deceased
either individually or in joint tenancy at the time of the death of the deceased, does not exceed the sum of
\$10,000 dollars.

Affiant makes this affidavit for the purpose of inducing Chicago Title Insurance Company to issue its Title Insurance Policy,
describing the above mentioned property.

Subscribed and sworn to before me by the said

JAMES B. SARACCO

this 18th day of August A.D. 2005

[Signature]
Notary Public
My Commission Expires _____

James B Saracco
(Affiant's Signature)

MEDICAL CERTIFICATE OF DEATH 620440

October 14 1986

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO SS

I, LONNIE C. EDWARDS M.D. M.P.A.,
LOCAL REGISTRAR OF VITAL STATISTICS
OF THE CITY OF CHICAGO, DO HEREBY
CERTIFY THAT I AM THE KEEPER OF
THE RECORDS OF BIRTHS, STILLBIRTHS
AND DEATHS OF THE CITY OF CHICAGO
BY VIRTUE OF THE LAWS OF THE
STATE OF ILLINOIS AND THE
ORDINANCES OF THE CITY OF CHICAGO;
THAT THE ACCOMPANYING CERTIFICATE
ON THIS SHEET IS A TRUE COPY AS A
RECORD KEPT BY ME IN PURSUANCE OF
SAID LAWS AND ORDINANCES.

DISTRICT NO. 10010 REGISTERED NUMBER DECEASED - MARY ROSE M. SARACCO SEX FEMALE DATE OF BIRTH JANUARY 31, 1913 COUNTY OF DEATH COOK

1. NAME OF DECEASED: MARY ROSE M. SARACCO
 2. PLACE OF BIRTH: Chicago, ILLINOIS
 3. CITIZENSHIP: U.S.A.
 4. OCCUPATION: HOMEMAKER
 5. RESIDENCE: 3252 S PRINCETON STREET, CHICAGO, ILLINOIS
 6. MARRIAGE STATUS: MARRIED (NEVER MARRIED, WIDOWED, DIVORCED, SEPARATED)
 7. NAME OF SURVIVING SPOUSE: BERNARD SARACCO
 8. DECEASED EVER IN U.S. ARMED SERVICES: NO
 9. WAR OR DATES OF SERVICE: NONE
 10. MOTHER: MARY FRUSTACI
 11. MOTHER-MAIDEN NAME: COOK
 12. STATE: ILLINOIS

13. DEATH CAUSE: ACUTE RESPIRATORY FAILURE
 14. CHRONIC OBSTRUCTIVE PULMONARY DISEASE, SEVERE
 15. CARCINOMA OF BLADDER WITH METASTASIS

16. DATE OF OPERATION: OCTOBER 09, 1986
 17. HOUR OF DEATH: 07:04 P.M.
 18. ILLINOIS LICENSE NUMBER: 10-10-1986

19. SIGNATURE: *Nicola Pintozzi, M.D.*
 20. NAME AND ADDRESS OF CERTIFIER: NICOLA PINTOZZI, M.D., 3659 WENON, CHICAGO, ILL 60609

21. NAME OF ATTENDING PHYSICIAN: [Blank]

22. CEMETERY OF CREMATION: Mt. Carmel
 23. LOCATION: Hillside, Illinois
 24. DATE: Oct. 13, 1986

25. BRIDGEPORT FUNERAL HOME: 544 W. 31st Street, Chicago, Illinois, 60616
 26. FUNERAL DIRECTOR'S SIGNATURE: *[Signature]*
 27. LOCAL REGISTRAR'S SIGNATURE: *[Signature]*
 28. DATE REC'D. BY LOCAL REGISTRAR: OCT 20 1986

THIS CERTIFIED COPY VALID
WHEN MULTICOLOR SEAL AND
BLUE SIGNATURE ARE AFFIXE

MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 603459

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

MAR 18 1998

REGISTERED NUMBER
DECEASED-NAME

FIRST MIDDLE LAST
Bernard Saracco

COUNTY OF DEATH Cook
CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER
AGE-LAST BIRTHDAY (YMS) UNDER 1 YEAR UNDER 1 DAY
5a. 86 5b. 86 5c. 5d. FEB. 28, 1911
DATE OF BIRTH (MONTH, DAY, YEAR)

6a. Chicago
BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY)
7. CHICAGO
SOCIAL SECURITY NUMBER
10. 352-03-3747
RESIDENCE (STREET AND NUMBER)

11a. SELF-EMPLOYED
11b. TAVERN
CITY, TOWN, TWP. OR ROAD DISTRICT NO. 12. 10 YRS
INSIDE CITY (YES/NO)

13a. 3252 So. PRINCETON AVE., 13b. CHICAGO
CITY, TOWN, TWP. OR ROAD DISTRICT NO. 13c. YES
13d. COOK
COUNTY

13e. ILLINOIS 13f. 60616
RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY)
14a. WHITE 14b. NO YES
SPECIFY: 14c. COOK
COUNTY

FATHER-NAME VITO MIDDLE LAST SARACCO
MOTHER-NAME ANGELA MIDDLE LAST PACELLI

15. JAMES SARACCO 17a. SON 17c. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

18. JAMES SARACCO 17b. SON 17d. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

19. JAMES SARACCO 17e. SON 17f. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

20. JAMES SARACCO 17g. SON 17h. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

21. JAMES SARACCO 17i. SON 17j. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

22. JAMES SARACCO 17k. SON 17l. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

23. JAMES SARACCO 17m. SON 17n. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

24. JAMES SARACCO 17o. SON 17p. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

25. JAMES SARACCO 17q. SON 17r. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

26. JAMES SARACCO 17s. SON 17t. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

27. JAMES SARACCO 17u. SON 17v. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

28. JAMES SARACCO 17w. SON 17x. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

29. JAMES SARACCO 17y. SON 17z. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

30. JAMES SARACCO 17aa. SON 17ab. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

31. JAMES SARACCO 17ac. SON 17ad. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

32. JAMES SARACCO 17ae. SON 17af. 2933 S. SHIELDS CHICAGO, IL
RELATIONSHIP MAILING ADDRESS (STREET AND NO. OR P.O. BOX) CITY, TOWN, STATE ZIP

200. SIGNATURE AND ADDRESS OF CERTIFIER (TYPE OR PRINT)
DR. MORRIS PAPANIK 1653 W. Congress Pkwy Chq IL 60612
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT)
21b. No
WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO)
22a. Feb. 25, 1998
DATE SIGNED (MONTH, DAY, YEAR)
22b. Feb. 25, 1998
DATE SIGNED (MONTH, DAY, YEAR)
22c. 36-63085
ILLINOIS LICENSE NUMBER
NOTE: IF AN INQUIRY WAS INVOLVED IN THIS DEATH THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.

23. BURIAL CREATION, REMOVAL (SPECIFY)
24a. BURIAL 24b. MT CARMEL 24c. HILLSIDE 24d. ILLINOIS 24e. 2-27-98
CEMETERY OR CREMATORY-NAME LOCATION CITY OR TOWN STATE DATE (MONTH, DAY, YEAR)
25a. MICHAEL COLETTA SONS 3240 W. 79th ST CHICAGO ILLINOIS 60652
FUNERAL DIRECTOR'S SIGNATURE STREET AND NUMBER OR P.O. BOX CITY OR TOWN STATE ZIP
25b. Local Registrar's Signature Use
25c. 034-010660
FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER
25d. FEB 26 1998
DATE (MONTH, DAY, YEAR)
26a. (When over 589)
26b. RSM
ILLINOIS Department of Public Health... Division of Vital Records
BASED ON IRRU 5 STANDARD CERTIFICATE

THIS CERTIFIED COPY VALID WHEN MULTICOLOR OR SIGNATURE SEAL IS AFFIXED.

L SHEILA LYNE, RSM, LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS FOR THE CITY OF CHICAGO BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO, THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY OF A RECORD KEPT BY ME IN PURSUANCE OF SAID LAWS AND ORDINANCES.

CITY OF CHICAGO
DEPARTMENT OF PUBLIC HEALTH

Ex E,

UNOFFICIAL COPY

LAST WILL AND TESTAMENT

OF

BERNARD SARACCO

I, BERNARD SARACCO, of Chicago, Illinois, revoke all prior wills and codicils and make this my Will.

SECTION ONE

I bequeath all of my personal effects, household goods, automobiles, and all other items of goods and chattels to my wife, ROSE SARACCO (hereinafter called "my wife"), if she survives me, or if she predeceases me, to my children who survive me in equal shares. My children on the date hereof are JAMES B. SARACCO, my son, and SHARON SARACCO, my daughter.

SECTION TWO

I give and devise the residue of my estate to my wife, or if she does not survive me, per stirpes to my descendants who survive me.

SECTION THREE

No person named in this Will shall be deemed to have survived me unless he or she is living on the thirtieth day succeeding the day of my death.

SECTION FOUR

I name my wife as the executor of this Will. If for any reason my wife fails or ceases to act as executor, then I name my son, JAMES B. SARACCO, as executor. I direct that no security

BS

BS

B. J. J. K.

UNOFFICIAL COPY

on the executor's bond be required of my wife or my son.

(1) I direct the executor to pay out of my estate passing hereunder, after satisfaction of the bequest or bequests made in SECTION ONE, all expenses of administering my estate and all estate, inheritance, transfer and succession taxes (including interest and penalties, if any) which become due by reason of my death. I waive on behalf of my estate any right to recover from any person, including any beneficiary of insurance upon my life, any part of such taxes.

(2) I give the executor the following powers and discretions, in each case to be exercisable without court order:

(a) To sell at public or private sale, to retain, to lease, to borrow money and for that purpose to mortgage or to pledge, all or part of the real or personal property of my estate;

(b) To settle claims in favor of or against my estate;

(c) To join with my surviving spouse in filing joint federal income tax returns, and in any federal gift tax return filed by my surviving spouse to consent to have any gifts therein reported made to third persons as made one-half by me to the extent permitted by the Internal Revenue Code in force at my death; and to pay any part or all of the tax shown due on any or all of such income and gift tax returns, including any deficiencies, interest and penalties subsequently determined to be due thereon;

DA
DFM
B.S. *JR*

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(d) To distribute the residue of my estate in cash or in kind or partly in each, and for this purpose the determination of the executor as to the value of any property distributed in kind shall be conclusive; and

(e) To execute and deliver any deeds, contracts, mortgages, bills of sale or other instruments necessary or desirable for the exercise of his or her powers and discretions as executor.

IN WITNESS WHEREOF, I have signed this Will, consisting of three (3) typewritten pages, this page included, and have initialed the margin of each preceding page, all this 20 day of January, 1965.

Bernard Saracco

We certify that in our presence on the date appearing above, BERNARD SARACCO signed the foregoing instrument and acknowledged it to be his Will, that at his request and in the presence of each other, we have signed our names below as witnesses and that we believe him to be of sound and disposing mind and memory.

Harold H. Kinsey
Richard E. Dowdle
[Signature]

2141 Fox Street
Blauvelt, NY
156 Wildwood Road
Elk Grove Village, Ill
1751 S. Edman
Chicago, Ill

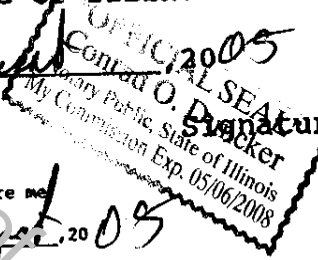
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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 18 August 2005
Signature: James B Saracco
Grantor or Agent

Subscribed and sworn to before me by the said this 14 day of August, 2005
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated 18 August 2005
Signature: James B Saracco
Grantee or Agent

Subscribed and sworn to before me by the said this 14 day of August, 2005
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS