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**Quit Claim Deed
Statutory (ILLINOIS)
(Individual to Trust)**

Doc#: 1301850003 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/18/2013 08:32 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, MITCHELL FONTANA, a Bachelor, of 4943 North Delphia Avenue, Norridge, Illinois 60706, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to **JOANN FONTANA-MUELLER, AS TRUSTEE OF THE FONTANA FAMILY DECLARATION OF TRUST DATED JUNE 1, 2011**, all interest he may have in the following described Real Estate situated in Cook County, Illinois, commonly known and legally described as follows:

ALL OF LOT 35 AND THE SOUTH ONE THIRD OF LOT 36 IN BLOCK 4 IN CUMBERLAND AND LAWRENCE BEING GEORGE GAUNTLETT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-11-302-052-0000

c/k/a: 4943 North Delphia Avenue, Norridge, Illinois 60706

**EXEMPT UNDER PROVISIONS OF PARAGRAPH (C)
35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR 4**

6/23/12

Date

Buyer, Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

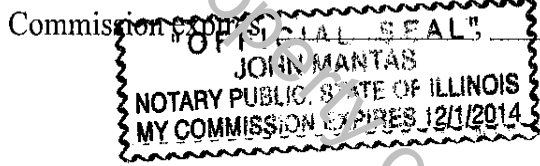
1. The Trustee (or Trustees, as the case may be) is invested with the following powers (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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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 **MITCHELL FONTANA**, a Bachelor, 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 official seal, this 28th day of June, 2012.



NOTARY PUBLIC

This instrument was prepared by:

John Mantas, Esq.
 SKOUBIS & MANTAS, LLC
 1300 West Higgins Road
 Suite 209
 Park Ridge, Illinois 60068

MAIL TO:

John Mantas, Esq.
 Skoubis & Mantas, LLC
 1300 West Higgins Road, Ste 209
 Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:

Mitchell Fontana
 4943 North Delphia Avenue
 Norridge, Illinois 60706

Proprietor of Cook County Clerk's Office

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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 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: 6/25/12

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 25th day of June, 2012

[Signature]
Notary Public



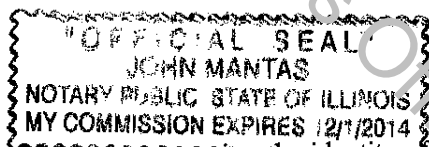
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 6/25/12

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 25th day of June, 2012

[Signature]
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 a Class A Misdemeanor for subsequent offenses.

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Village of Norridge

BUILDING DEPARTMENT
4000 NORTH OLCOTT AVENUE
NORRIDGE, ILLINOIS 60706
(708) 453-0800



PRESIDENT

Ronald A. Copedisano

BUILDING COMMISSIONER

Brian M. Gaesor

REAL ESTATE INSPECTION CERTIFICATE #2013TS-5397

A REAL ESTATE INSPECTION CERTIFICATE is hereby issued for the conforming use of the building located in the Village of Norridge, Illinois at:

4943 DELPHIA AV

which the building is now being used or will be used as a SINGLE FAMILY RESIDENCE and is located in the R-1

This certificate does not authorize any particular use of real estate or of any building. Permitted uses are controlled by the Norridge Zoning Ordinance as may be amended from time to time and by any variation or special uses which might be authorized by the Village. Limitations are also contained in Norridge's Building Code or other Village Ordinance, as they may be amended from time to time. If you have any questions about the legality of the use for which you propose to use the building or real estate, contact the Norridge Zoning Administrator at (708) 453-0800.

IMPORTANT NOTE:

A new certificate is required for each transfer of property. Any use or change in use of the real estate must be within the uses permitted under the Norridge Zoning Code, the Norridge Building Code, and other pertinent ordinances.



Issued On: 01/11/13

Village of Norridge

Building Commissioner

Original