



Doc#: 1405549033 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/24/2014 03:54 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY  
AND MAIL TO:  
Ferdinand Serpe  
Law Offices of Ferdinand P. Serpe &  
Associates, Ltd.  
1317 S. 1<sup>st</sup> Avenue  
Maywood, IL 60153

SEND SUBSEQUENT TAX BILLS TO:  
Robert Panozzo  
Unit 3, 514 N. Claremont Avenue  
Chicago, IL 60612

(Above Space for Recorder's Use Only)

PREMIER TITLE

**THE GRANTOR**, 514 N. CLAREMONT AVENUE, L.L.C., an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **ROBERT W. PANOZZO**, an unmarried man of Unit 3, 514 N. Claremont Avenue, Chicago, Illinois, **GRANTEE**, all of Grantor's interest in the following described real estate situated in Cook County, Illinois, to wit:

UNIT 1 – 514 N. CLAREMONT



PARCEL 1: UNIT 1 IN 514 N. CLAREMONT CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 56 IN BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515419051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED RECORDED AS DOCUMENT 0515419051.

COMMON ADDRESS: 514 N. Claremont Ave., Unit 1, Chicago, Illinois 60612

PIN: 17-07-117-046-1001

REAL ESTATE TRANSFER		02/21/2014	
	<b>COOK</b>		\$0.00
	<b>ILLINOIS:</b>		\$0.00
	<b>TOTAL:</b>		\$0.00

17-07-117-046-1001 | 20140201603928 | U0709N

REAL ESTATE TRANSFER		02/21/2014	
	<b>CHICAGO:</b>		\$0.00
	<b>CTA:</b>		\$0.00
	<b>TOTAL:</b>		\$0.00

17-07-117-046-1001 | 20140201603928 | W8SPFB

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# UNOFFICIAL COPY

514 N. CLAREMONT AVENUE, L.L.C.

By: Mary Ann Panozzo  
Mary Ann Panozzo, Member and Manager

By: Robert W. Panozzo  
Robert W. Panozzo, Member and Manager

STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF DeKalb )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mary Ann Panozzo, personally known to me to be a Manager and Member of 514 N. Claremont Avenue, L.L.C, an Illinois limited liability company and Robert W. Panozzo personally known to me to be a Manager and Member of said Company, and 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 severally acknowledged that as such Managers and Members they signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of said Company as their free and voluntary act, and as the free and voluntary act of the Company.

Given under my hand and official seal this 20 day of February, 2014.



Meg D Stein  
NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph (e), 35 ILCS 200/31-45 of said Law.

Robert W. Panozzo  
Buyer, Seller or Representative

2-20-14  
Dated

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

# UNOFFICIAL COPY

## UNIT 2 -- 514 N. CLAREMONT

PARCEL 1: UNIT 2 IN 514 N. CLAREMONT CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 56 IN BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515419051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED RECORDED AS DOCUMENT 0515419051.

COMMON ADDRESS: 514 N. Claremont Ave., Unit 2, Chicago, Illinois 60612

PIN: 17-07-117-046-1002

## UNIT 3 -- 514 N. CLAREMONT

PARCEL 1: UNIT 3 IN 514 N. CLAREMONT CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 56 IN BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0515419051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESS: 514 N. Claremont Ave., Unit 3, Chicago, Illinois 60612

PIN: 17-07-117-046-1003

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

DATED this 20 day of February, 2014

# UNOFFICIAL COPY

## 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: February 20, 2014

Signature: [Handwritten Signature]  
Grantor

Subscribed and sworn to before me by the Said Grantor this 20 day of February, 2014.

Notary Public [Handwritten Signature]



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: February 20, 2014

Signature: [Handwritten Signature]  
Grantee

Subscribed and sworn to before me by the Said Grantee this 20 day Of February, 2014.

Notary Public [Handwritten Signature]



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.]