



Rec 154  
79277715-01  
When Recording Return To:  
Indiana Global Services  
2013 Country Drive  
St. Paul, MN 55117

Doc#: 1520128000 Fee: \$50.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 09:06 AM Pg: 1 of 6

After Recording Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Instrument Prepared by:  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

Mail Tax Statements To:  
Angelrose Fabiano &  
Joseph Anthony Fabiano  
1109 W. Ash Drive,  
Mount Prospect, IL 60056

Tax Parcel ID#  
08-14-316-005-0000

99781257

58712215-2436557

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Michael A. De Francesco, date 2-14-14  
MICHAEL A. DE FRANCESCO

Dated this 14 day of February, 2014. WITNESSETH, that, **MICHAEL A. DE FRANCESCO and LINA DE FRANCESCO**, husband and wife, and **ANGELAROSE FABIANO**, a married woman, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **ANGELAROSE FABIANO and JOSEPH ANTHONY FABIANO**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, residing at 1109 W. Ash Drive, Mount Prospect, IL 60056, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 1109 W. Ash Drive, Mount Prospect, IL 60056, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 08-14-316-005-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any

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particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

**Grantor (1 and 2 of 3)**

By: *Michael A. De Francesco*  
MICHAEL A. DE FRANCESCO

By: *Lina De Francesco*  
LINA DE FRANCESCO

STATE OF ILLINOIS )

COUNTY OF COOK )

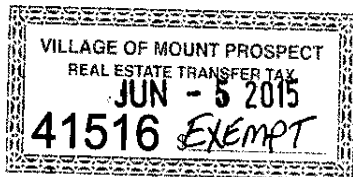
ss.

I, Miriam Garcia, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MICHAEL A. DE FRANCESCO and LINA DE FRANCESCO, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal this 24 day of February 2014.



*Miriam Garcia*  
Notary Public  
My commission expires: 1/20/15





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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

MICHAEL A. DE FRANCESCO, being duly sworn on oath, states that he/she resides at: 1109 W. Ash Drive, Mount Prospect, IL 60056 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks, or less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

### CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



MICHAEL A. DE FRANCESCO

SUBSCRIBED AND SWORN to before me this 14 day of February, 2014, MICHAEL A. DE FRANCESCO



Notary Public  
My commission expires: 1/20/15



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## EXHIBIT A LEGAL DESCRIPTION

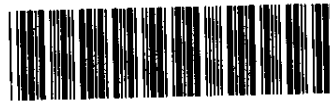
The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

LOT 26 IN WINDSOR ESTATES, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed from Michael A. De Francesco and Lina De Francesco to Michael A. De Francesco, Lina De Francesco and Angelarose Fabiano, a married person not as tenants in common, but as joint tenants with rights of survivorship, dated May 30, 2013, recorded July 2, 2013, as Document No. 1318344051, in Cook County Records.

Assessor's Parcel No: 08-14-316-005-0000

Commonly known as: 1109 W. Ash Drive, Mount Prospect, IL 60056



\*U05183490\*

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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 2-17-2014, 2014.

Signature: [Signature]  
Grantor or Agent

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said, Lina De Francesco and Michael, A De Francesco this 14 day of February, 2014.

Notary Public: Miriam Garcia



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 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 2-14-14, 2014.

Signature: [Signature]  
Grantee or Agent

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said, Angelaliese Fabiano and Joseph Anthony Fabiano this 14 day of February, 2014.

Notary Public: Miriam Garcia



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.)