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WARRANTY DEED Statutory (ILLINOIS)



Doc#: 1522345071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2015 02:07 PM Pg: 1 of 4

The Grantor, FRANCES A. DIFOGGIO, a widow, of 974 West 35th Place, Unit 511, Chicago, Illinois 60609, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FAP PROPERTIES, LLC, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

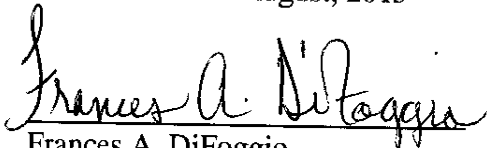
Permanent Index Number: 17-32-402-026-1035 (Unit 502)

Address of Real Estate: 974 W. 35th Place, Unit 502, Chicago, IL 60609

Subject to covenants, conditions and restrictions of record; public and utility easements, if any; existing leases of record and general real estate taxes not due and payable.

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

Dated this 1st of August, 2015


Frances A. DiFoggio

City of Chicago
Dept. of Finance
692769

8/11/2015 13:50
dr00155



Real Estate
Transfer
Stamp
\$0.00

Batch 10,345,139

CCRD REVIEWER 

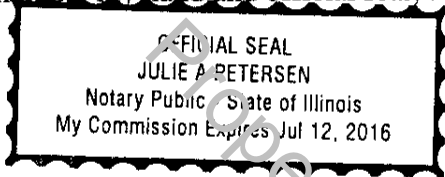
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRANCES A. DIFOGGIO 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 she signed, sealed and delivered the said instrument as her free 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 1st day of August, 2015.



Julie A. Petersen
Notary Public, State of Illinois
My Commission Expires: 7/12/2016

This instrument was prepared by and return to:
MICHAEL A. PASSANANTI
DUGGAN BERTSCH, LLC
303 W. Madison, Suite 1000
Chicago, Illinois 60606

Send Subsequent Tax Bills To:
FAP Properties, LLC
Attn: Frances A. DiFoggio
974 W. 35th Place, Unit 511
Chicago, Illinois 60609

Exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e))

August 1st, 2015
Date

Frances A. DiFoggio
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 502 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET, THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.39 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET; ALL IN THE EAST HALF THE SOUTHEAST QUARTER OF SECTION 32, 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 NUMBER 0701015044; TOGETHER WITH ITS SUBDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 17-32-402-026-1035 (UNIT 502)

ADDRESS OF REAL ESTATE: 974 W. 35th Place, Unit 502, Chicago, IL 60609

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of their knowledge, the name of the grantee shown on the deed assignment 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: August 1st, 2015.

Signature: Frances A. DiFoggio
Frances A. DiFoggio

Subscribed and sworn to before me by the said Grantor this 1st day of August, 2015



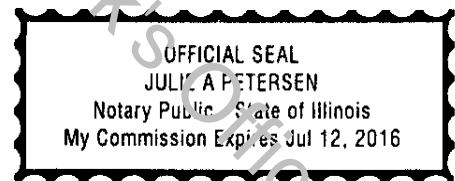
NOTARY PUBLIC Julie A. Petersen

The Grantee or its 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 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: August 1st, 2015.

Signature: Frances A. DiFoggio
Frances A. DiFoggio, as Manager of
FAP Properties, LLC

Subscribed and sworn to before Me by the said Grantee or its agent This 1st day of August, 2015.



NOTARY PUBLIC Julie A. Petersen

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)