

UNOFFICIAL COPY

QUIT CLAIM DEED

PREPARED BY & MAIL TO:

L.H.Kritt
Attorney at Law
2000 W. Carroll Ave., Suite 502
Chicago, IL 60612



NAME & ADDRESS

OF TAX PAYER:

Saccone & Sons
6310 North Cicero Avenue
Chicago, IL 60646

Doc#: 1526016078 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2015 04:34 PM Pg: 1 of 7

THE GRANTOR(S), 1913 N. MOZART, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to:

CAMELIA P. PETROZZINI, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE CAMELIA P. PETROZZINI REVOCABLE LIVING TRUST, DATED DECEMBER 31, 2012, AND ANY AMENDMENTS THERETO

All interest in the following real estate, together with the improvements located thereon, in the City of Chicago, County of Cook and the State of Illinois, to wit:

THE NORTH HALF OF LOT 15 IN BLOCK 1 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Commonly known as: 1913 N. Mozart St., Chicago IL 60647

Property Index Number: 13-36-307-018-0000

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

TO HAVE AND TO HOLD said premises forever.

Dated this 17th day of September, 2014.

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 7, SECTION C OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO. 200.1286

9/16/15
Date

[Signature]
Buyer, Seller or Representative

[Signature Pages to Follow & Signed in Counterparts]

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1913 N. MOZART, LLC

By: PETROZZINI FAMILY REAL ESTATE, LLC, Sole Member of 1913 N. Mozart, LLC

X Camelia P. Petrozzini, Trustee

CAMELIA P. PETROZZINI, AS TRUSTEE,

under The Camelia P. Petrozzini Revocable Living Trust dated December 31, 2012

Its: Member of Petrozzini Family Real Estate, LLC

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 Camelia P. Petrozzini, as Trustee, personally known 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 and delivered this instrument as a free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 2nd day of Sept, 2014.

George Edward Bailly
NOTARY PUBLIC

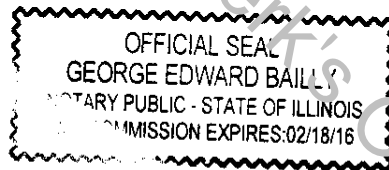
My commission expires: 2/18/16

REAL ESTATE TRANSFER TAX 18-Sep-2015



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-36-307-018-0000 | 20150901627177 | 1-209-069-440



REAL ESTATE TRANSFER TAX

17-Sep-2015



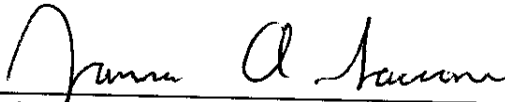
CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

13-36-307-018-0000 | 20150901627177 | 0-166-621-056

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1913 N. MOZART, LLC

By: PETROZZINI FAMILY REAL ESTATE, LLC, Sole Member of 1913 N. Mozart, LLC



JAMES A. SACCONI, AS TRUSTEE,

under The James R. Petrozzini Revocable Living Trust dated October 24, 2013

Its: Member of Petrozzini Family Real Estate, LLC

STATE OF ILLINOIS)

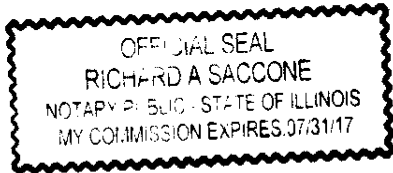
) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James A. Saccone, as Trustee, personally known 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 and delivered this instrument as a free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 29th day of September, 2014.


NOTARY PUBLIC



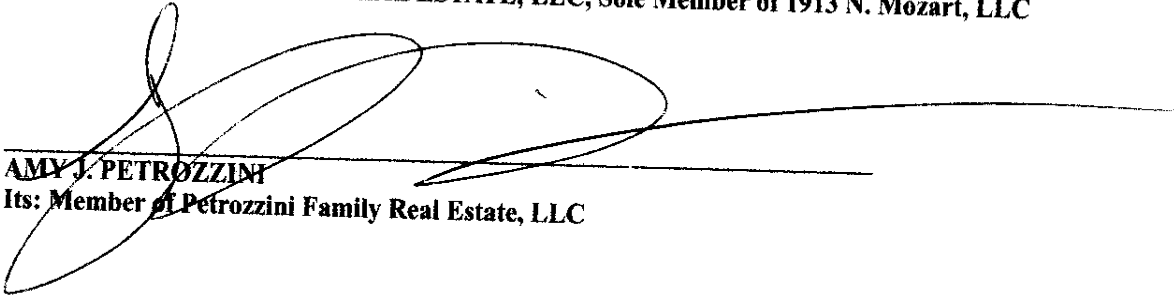
My commission expires: 7-31-2017

Property of Cook County Clerk's Office

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1913 N. MOZART, LLC

By: PETROZZINI FAMILY REAL ESTATE, LLC, Sole Member of 1913 N. Mozart, LLC



AMY J. PETROZZINI

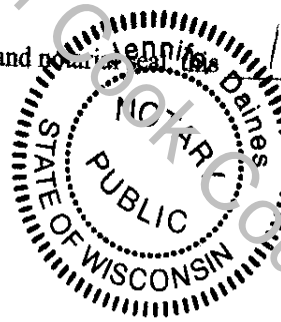
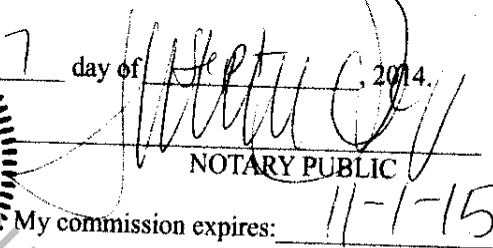
Its: Member of Petrozzini Family Real Estate, LLC

STATE OF WI)

COUNTY OF Kenosha ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Amy J. Petrozzini personally known 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 and delivered this instrument as a free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notary seal this 17 day of Sept, 2014.

NOTARY PUBLIC

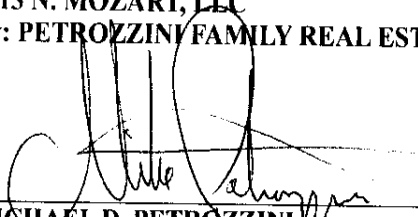
My commission expires: 11-1-15

Property of Kenosha County Clerk's Office

UNOFFICIAL COPY

1913 N. MOZART, LLC

By: PETROZZINI FAMILY REAL ESTATE, LLC, Sole Member of 1913 N. Mozart, LLC



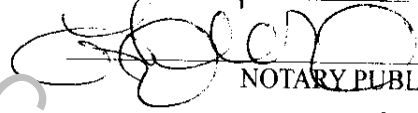
MICHAEL D. PETROZZINI

Its: Member of Petrozzini Family Real Estate, LLC

STATE OF Maine)
) ss.
COUNTY OF Chimberland

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael D. Petrozzini, personally known 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 and delivered this instrument as a free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 17th day of September, 2014.


NOTARY PUBLIC

My commission expires: Jan. 17, 2020

TANYA M. CAWOOD
Notary Public
Maine
My Commission Expires Jan. 17, 2020

Office of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor of 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 of 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 9/15/15, _____

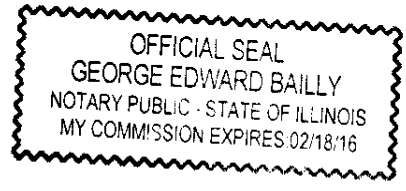
Signature: *Rita Keiser*
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 15th day of Sept., 2015

George Bailly
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 of 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.

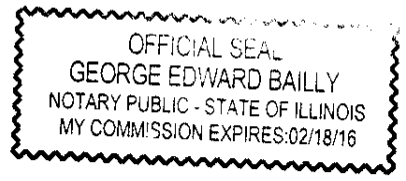
Signature: *Rita Keiser*
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this 15th day of Sept., 2015

George Bailly
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]