

# UNOFFICIAL COPY

QUIT CLAIM DEED



Doc# 1703719015 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2017 09:40 AM PG: 1 OF 3

THE GRANTOR, FUZZCO, INC., of 2800 E. 96<sup>TH</sup> ST, CHICAGO, IL. 60617, For and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS HIS UNDIVIDED INTEREST to FRANK FUSCALDO, A SINGLE MAN, of 2800 E. 96<sup>TH</sup> ST, CHICAGO, IL. 60617, the following described Real Estate situated in the COUNTY OF COOK, STATE OF ILLINOIS, to wit:

LOT 98 IN BLOCK 4 IN S.J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways;

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 16-25-204-045-0000

Address of Real Estate: 2700 W 23<sup>RD</sup> ST, CHICAGO, IL. 60608

Dated this 18 DAY OF JANUARY, 2017.

Fuzzco, Inc. Frank Fuscaldo President

FUZZCO, INC BY FRANK FUSCALDO, PRESIDENT

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT."

1-18-2017  
DATE

Frank Fuscaldo  
BUYER, SELLER OR REPRESENTATIVE

CCRD REVIEW R



First American  
Title Insurance Company

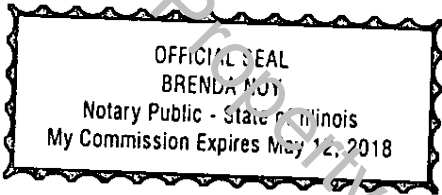
Quit Claim Deed - Individual

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FUZZCO, INC., BY FRANK FUSCALDO, PRESIDENT IS 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 they signed, sealed and delivered the said instrument as 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 and official seal this 18 DAY OF JANUARY, 2017.



*Brenda Moy*  
\_\_\_\_\_  
Notary Public

Prepared by:

LAURIE A. TAYLOR  
ATTORNEY AT LAW  
TWO TRANS AM PLAZA DRIVE, SUITE 290  
OAK BROOK TERRACE, IL. 60181

Mail to:

LAURIE A. TAYLOR  
ATTORNEY AT LAW  
TWO TRANS AM PLAZA DRIVE, SUITE 290  
OAK BROOK TERRACE, IL. 60181

Name and Address of Taxpayer:

FRANK FUSCALDO  
2800 E. 96<sup>TH</sup> ST  
CHICAGO, IL. 60617

REAL ESTATE TRANSFER TAX		06-Feb-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
16-25-204-045-0000   20170101602641   0-421-309-632		

REAL ESTATE TRANSFER TAX		06-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-25-204-045-0000   20170101602641   0-147-915-456		

\* Total does not include any applicable penalty or interest due.



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## FIDELITY NATIONAL TITLE INSURANCE COMPANY



PHONE:  
FAX:

### 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

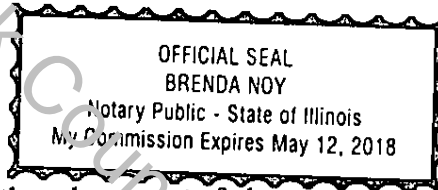
Dated 1-18-2017, \_\_\_\_\_ Signature: *Frank Fuscaldo*  
Grantor or Agent

Subscribed and sworn to before me by the

said Frank Fuscaldo

this 18 day of JANUARY  
2017.

*Brenda Noj*  
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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 1-18-2017, \_\_\_\_\_ Signature: *Frank Fuscaldo*  
Grantee or Agent

Subscribed and sworn to before me by the

said Frank Fuscaldo

this 18 day of JANUARY  
2017.

*Brenda Noj*  
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.]