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QUIT CLAIM DEED

THE GRANTOR, Guy J. Sclafani divorced and not since remarried, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE, Deborah A. DeLopez, divorced and not since remarried, whose address is 7612 W. Talcott Avenue, Chicago, IL 60631 all of the Grantor's interest the following described real estate situated in the County of Cook, State of Illinois, to wit:


1709344079

Doc# 1709344079 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/03/2017 02:54 PM PG: 1 OF 4

Legal Description: see Exhibit "A" attached hereto and made part hereof

Permanent Real Estate Index Number: 12-01-115-070-0000

Property Address: 7612 W. Talcott Avenue, Chicago, IL 60631.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH "E", SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

Dated March 24, 2017


Guy J. Sclafani

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal as of the 24th day of March, 2017.

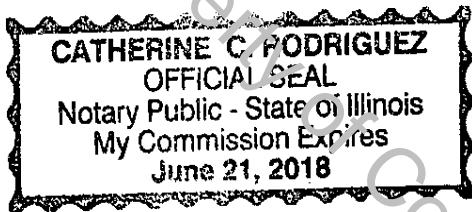

Guy J. Sclafani

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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 Guy J. Sclafani, 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 he signed, sealed and delivered the said instrument as his 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 24 day of March, 2017.



Catherine C. Rodriguez
NOTARY PUBLIC


My commission expires: June 21, 2018



This instrument was prepared by and after recording mail to:

Chuhak & Tesson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send subsequent tax bills to:

Deborah A. DeLopez
7612 W. Talcott Avenue
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		03-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		03-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-01-115-070-0000 | 20170401633487 | 1-130-849-984

12-01-115-070-0000 | 20170401633487 | 0-252-025-536

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

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 4 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 162.93 FEET, THENCE SOUTHEASTERLY A DISTANCE OF 6.1 FEET, THENCE SOUTHERLY, A DISTANCE OF 142.34 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 101.0 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, 9.58 FEET, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF TALCOTT ROAD, 95 FEET FOR A PLACE OF BEGINNING, THENCE NORTH AT RIGHT ANGLES TO NORTHERLY LINE OF TALCOTT ROAD, A DISTANCE OF 133 FEET, THENCE SOUTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 205 FEET, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE A DISTANCE OF 133 FEET, TO THE NORTHERLY LINE OF TALCOTT ROAD, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF TALCOTT ROAD, 205 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART THEREOF FALLING IN HIGHWAY;

ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, 33 FEET WEST OF (MEASURED AT RIGHT ANGLES), THE EAST LINE OF SAID LOT 4, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, 205.05 FEET; THENCE SOUTHEASTERLY ON A LINE 133 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF TALCOTT ROAD AS OCCUPIED, 227.53 FEET TO A POINT 33 FEET WEST OF (MEASURES AT RIGHT ANGLES) THE EAST LINE OF SAID LOT 4, THENCE NORTH ON A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 4, 200.21 FEET TO THE PLACE OF BEGINNING), IN THE ASSESSOR'S DIVISION OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust or is either is a natural person, an Illinois partnership, 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 their 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: March 24, 2017.

Guy J. Sclafani
Guy J. Sclafani

SUBSCRIBED and SWORN to before me this 24 day of March, 2017.



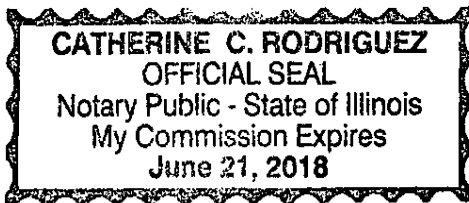
Catherine C. Rodriguez
NOTARY PUBLIC
My commission expires: 6/21/2018

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 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 their 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: March 24, 2017.

Guy J. Sclafani
Guy J. Sclafani

SUBSCRIBED and SWORN to before me this 24 day of March, 2017.



Catherine C. Rodriguez
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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 5 of the Illinois Real Estate Transfer Act.]