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1709706191D

Doc# 1709706191 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/07/2017 03:31 PM PG: 1 OF 4

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 866550

Mail Tax Statements To: Joseph A. Annunzio, 4941 N MONT CLARE AVE CHICAGO, IL 60656

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-13-228-009-0000

QUITCLAIM DEED

Lynn M. Fanning and Joseph A. Annunzio, both unmarried, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to Joseph A. Annunzio, hereinafter grantee, whose tax mailing address is 4941 N MONT CLARE AVE CHICAGO, IL 60656, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 1417150050, Recorded on 6/20/2014

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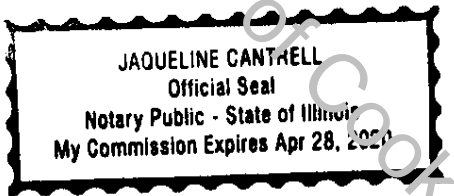
Executed by the undersigned on March 23, 2017:

Lynn M. Fanning
Lynn M. Fanning

Joseph A. Annunzio
Joseph A. Annunzio

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 23, 2017 by **Lynn M. Fanning** and **Joseph A. Annunzio** who are personally known to me or have produced IL DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



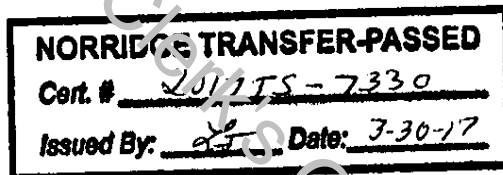
Jaqueline Cantrell
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 3/23/17
[Signature]
Buyer, Seller or Representative



[Signature]

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EXHIBIT A (LEGAL DESCRIPTION)

THE FOLLOWING PROPERTY SITUATE IN COOK COUNTY, ILLINOIS, TO WIT: LOT 72 IN BRICKMAN'S MONTROSE-LAWRENCE SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 50 FEET THEREOF) IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1955 AS DOCUMENT NUMBER 16224800, IN COOK COUNTY, ILLINOIS. Tax ID: 12-13-228-009-0000

PROPERTY ADDRESS 4521 N ORIOLE AVENUE, NORRIDGE IL, 60706

Property of Cook County Clerk's Office

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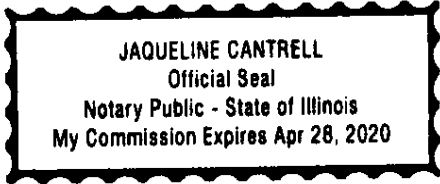
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 MARCH 23, 2017

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Lynn M Fanning
this 23 day of March,
2017.



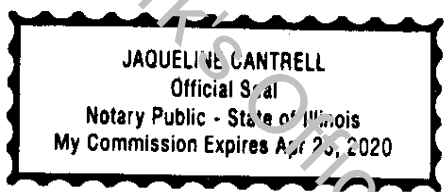
NOTARY PUBLIC [Signature]

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 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.

Date March 23, 2017

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Joseph Anunzio
This 23 day of March,
2017.



NOTARY PUBLIC [Signature]

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.)