

# UNOFFICIAL COPY

Doc#: 1733139099 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/27/2017 11:49 AM Pg: 1 of 5

Dec ID 20171101659036  
ST/CO Stamp 1-599-326-240

Commitment Number: 215894

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Mail Tax Statements To: Louis Lazzara and Anna Lazzara: 215894: 4456 North Osage  
Avenue, Norridge, IL 60706

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**12-13-107-059-0000**

## QUITCLAIM DEED

Louis Lazzara, married to Anna Lazzara and Charles F. Cummings, Jr, unmarried, hereinafter grantors, of Cook County, Illinois, without consideration paid, grant and quitclaim to Louis Lazzara and Anna Lazzara, husband and wife not as joint tenants, but, as tenancy by the entirety, hereinafter grantees, whose tax mailing address is 4456 North Osage Avenue, Norridge, IL 60706, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOT 37 IN BLOCK 10 IN FREDRICKSON AND COMPANY'S NORRIDGE MANOR BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Property Address is: 4456 North Osage Avenue, Norridge, IL 60706

Prior instrument reference: 1223355080

**NORRIDGE TRANSFER-PASSED**

Cert. # 2017TS-7633

Issued By: KT Date: 11/27/17

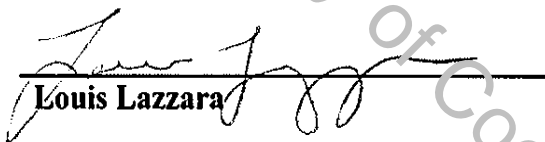
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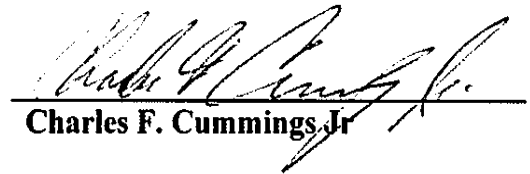
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

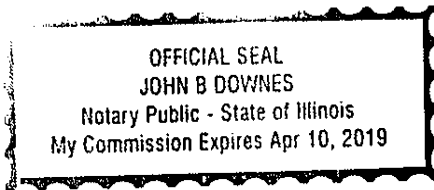
Executed by the undersigned on 11-17, 2017:

  
Louis Lazzara

  
Charles F. Cummings, Jr

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 11-17, 2017 by **Louis Lazzara and Charles F. Cummings Jr** who are personally known to me or have produced VALID IDs 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.



  
Notary Public

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph 6 Section 31-45, Property Tax Code.

Date: 11-17-17

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



## EXHIBIT A

215894

### LEGAL DESCRIPTION

LOT 37 IN BLOCK 10 IN FREDRICKSON AND COMPANY'S NORRIDGE MANOR BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-13-107-059-0000

Common Address: 4456 North Osage Avenue, Norridge, IL 60706

Property of Cook County Clerk's Office

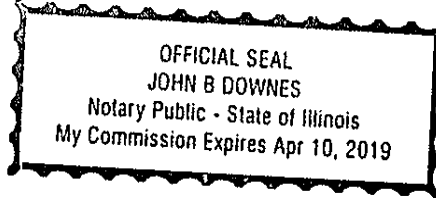
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## STATEMENT BY GRANTOR AND GRANTEE

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 11-17, 2017

[Signature]  
Signature of Grantor or Agent



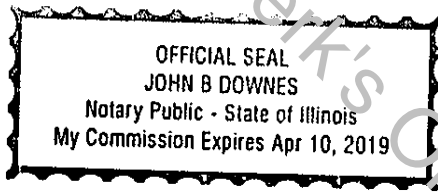
Subscribed and sworn to before  
Me by the said Grantor  
this 17th day of November,  
2017.

NOTARY PUBLIC John B. Downes

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 11-17, 2017

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Grantee  
This 17th day of November,  
2017.

NOTARY PUBLIC John B. Downes

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.)