

# UNOFFICIAL COPY

Prepared by and when  
recorded return to:  
Lauren J. Wolven, Esq.  
Levenfeld Pearlstein, LLC  
2 N. LaSalle St., Ste. 1300  
Chicago, Illinois 60602

Mail tax bill to:  
Bridget B. Fusco  
535 Franklin Ave.  
River Forest, Illinois 60305



Doc# 1808129032 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2018 11:09 AM PG: 1 OF 4

## WARRANTY DEED

THE GRANTORS, Anthony J. Fusco, Jr. and Bridget B. Fusco, husband and wife, of 535 Franklin Ave., River Forest, Illinois 60305, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Bridget B. Fusco, not individually but as Trustee of the Bridget B. Fusco Revocable Trust dated September 10, 2008, as amended and restated, of 535 Franklin Ave., River Forest, Illinois 60305, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 15-12-110-014-0000

Address of Real Estate: 535 Franklin Ave., River Forest, Illinois 60305

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

*[Signatures to follow on next page]*

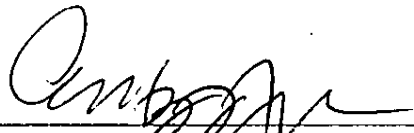
**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheryl Scott*

COORDINATOR *[Signature]*

# UNOFFICIAL COPY

Dated this 16th day of March, 2018

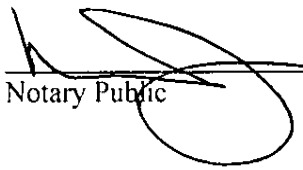
  
\_\_\_\_\_  
Anthony J. Fusco, Jr., Grantor

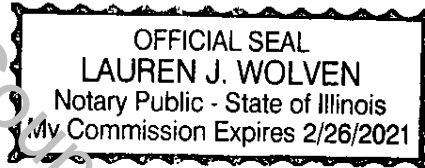
  
\_\_\_\_\_  
Bridget B. Fusco, Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

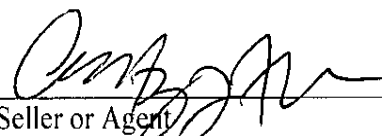
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Anthony J. Fusco, Jr. and Bridget B. Fusco are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed 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 16 day of March, 2018.

  
\_\_\_\_\_  
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

  
\_\_\_\_\_  
Buyer, Seller or Agent

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  


Dated this 16th day of March, 2018

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## EXHIBIT "A"

Lot 17 in the block 2 in Lathrop's resubdivision of Lathrop and Seavern's addition to River Forest in Section 12, Township 39 north, Range 12, east of the third principal meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 15-12-110-014-0000

Address of Real Estate: 535 Franklin Ave., River Forest, Illinois 60305

Property of Cook County Clerk's Office

**COOK COUNTY**  
**DEPT. OF RECORDS**

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST  
*Cheryl Scott*

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## STATEMENT BY GRANTOR AND GRANTEE

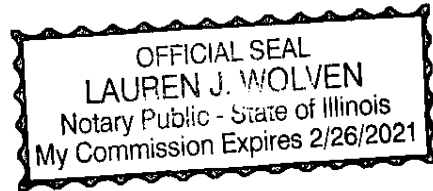
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 14, 2018

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 16 day of March, 2018.

Notary Public [Signature]



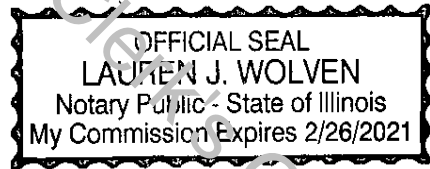
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 March 16, 2018

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 16 day of March, 2018.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)*

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

[Signature: Cheryl Scott]