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Doc#. 1808255075 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/23/2018 12:55 PM Pg: 1 of 5

Dec ID 20180301625273

This Instrument Prepared by:

Michael Rizo Bellas & Wachowski 15 N. Northwest Highway Park Ridge, IL 60068

After Recording Return to:

Joseph and Beth Galasso 1125 Peale Avenue Park Ridge IL 60068

(For Recorder's Use Only)

WARRANTY DEED

JOSEPH A. GALASSO, a single man, and BETH FIRLUS, a single woman, whose address is 1125 Peale Avenue, Park Ridge, Illinois, 60068 (collectively, the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and WARRANTS to JOSEPH A. GALASSO and BETH GALASSO, married to each other, not as joint tenants or as tenants-in-common but as TENANTS BY THE ENTIRETY, whose address is 1125 Peale Avenue, Park Ridge, Illinois 60068, (collectively, the "Grantee"), that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Real Estate Address: 1125 Peale Avenue, Park Ridge, IL 60068

Real Estate Tax Parcel Numbers: 09-36-328-039-0000

SUBJECT TO: covenants, conditions, and restrictions of record; and public and utility easements.

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction, which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Act.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 11 day of Flhvuay, 2018.

1808255075 Page: 2 of 5

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GRANTOR:

Joseph A. Galasso

GRANTOR:

Reth Fielus

SUBSEQUENT TAX BILLS TO:

Joseph and Beth Galasso 1125 Feals Avenue Park Ridge, L. 60068



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CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP

NO.44400

STATE OF ILLINOIS

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COUNTY OF COOK)

The foregoing instrument was acknowledged before me this day of February, 2018, by Joseph A. Galasso and Beth Firlus who appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

accup payono

Notary Public

My commission expires: March 18, 2019

FLLIOT J TAGTMEIER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 18, 2019

1808255075 Page: 3 of 5

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EXHIBIT A

Legal Description: Lots 26 and 27 in Block 6 in R.S. Peale's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Real Estate Address: 1125 Peale Avenue, Park Ridge, IL 60068

Taxt.

Clarks Office Real Estate Tax Parcel Numbers: 09-36-328-039-0000

1808255075 Page: 4 of 5

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) 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 another 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

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: 3 | 31 | , 20 | 8 | SIGNATURE: BULL FULLS

GRANTOR OF AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworr to effore me, Name of Notary Public:

By the said (Name of Grantor): Pach Firlus

On this date of: 3 | 31 | , 20 | 8 |

NOTARY SIGNATURE: ECLOY Translated

NOTARY SIGNATURE: ECLOY Translated

March 18, 2019

GRANTEE SECTION

The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an full ois 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: 7 71 , 20 18_	SIGNATURE: FLM GULASSO
GRANTEE NOTARY SECTION: The below section is to be completed by	GRANTEE or AGENT y the NOTARY who witnesses the GKA ITEE signature.
Subscribed and sworn to before me, Name of Notary Public	<u> </u>
By the said (Name of Grantee): Beth Galasso	AFFIX NOTARY STAMP 3FLOW
On this date of: 2 21 , 20 / 8	
NOTARY SIGNATURE: (Old) Japhum	ELLIOT J TAGTMEIER OFFICIAL SEAL Notary Public, State of Illinois
	My Commission Expires March 18, 2019

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois</u> Real Estate Transfer Act: (35 ILCS 200/Art. 31)

1808255075 Page: 5 of 5

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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: 08 31 ,20 18 s	IGNATURE:
· O ₄	GFANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the GRANTOR signature.
Subscribed and swom to enfore me, Name of Notary Public:	
By the said (Name of Grantor): Ico. ph A. Galasso	AFFIX NOTARY STAMP BELOW
0.0	, , , , , , , , , , , , , , , , , , , ,
On this date of: 02 21 , 20 8	~~~~~~
NOTARY SIGNATURE: WAAR ON THE	OFFICIAL SEAL
NUTART SIGNATURE:	SUSAN P. MCGEE NOTARY PUBLIC, STATE OF IL
904	MY COMMISSION EXPIRES 06-23-2018
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GRANTEE SECTION The CRANTEE or health a count of the coun	Sthe CDANTEE shows on the dead or resistance
The GRANTEE or her/his agent affirms and verifies that the name	
of beneficial interest (ABI) in a land trust is either a natural person, a	
authorized to do business or acquire and hold title to real estate in I	
acquire and hold title to real estate in Illinois or other entity recogniz	
acquire and hold title to real estate under the laws of the State of Illi	nois.
DATED: 02 21 20 8 s	IGNATURE:
	CANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the GR NTEE signature.
Subscribed and swom to before me, Name of Notary Public:	
By the said (Name of Grantee): Joseph A. Galasso	AFFIX NOTARY STAMP BELOW
On this date of: 02 21 20 /8	· Co
NOTARY SIGNATURE: WAS GIVEN	OFFICIAL SEAL SUSAN P. MCGEF

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NOTARY PUBLIC, STATE OF IL MY COMMISSION EXPIRES 06-23-2018