

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

John Iuliano
13222 Oak Ridge Trail, Unit 1B
Palos Heights, Illinois 60463

NAME & ADDRESS OF TAXPAYER:

John Iuliano
13222 Oak Ridge Trail, Unit 1B
Palos Heights, Illinois 60463

THE GRANTOR(S) FRIENDLY PROPERTIES, INC., a corporation created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and QUIT CLAIMS TO: JOHN IULIANO

of: 13222 Oak Ridge Trail, Unit 1B, Palos Heights, Illinois 60463

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

To have and to hold said real estate with all improvements thereon and all privileges, appurtenances, rents, profits, benefits, easements, and hereditaments thereunto belonging or in anywise appertaining forever. Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, forever.

Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Index Number(s): 29-30-114-005-0000

Property Address: 16825 Bulger Avenue, Hazel Crest, Illinois 60429



1817357030

Doc# 1817357030 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 11:14 AM PG: 1 OF 4

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In Witness Whereof, said Grantor has caused its corporate name to be signed to this document by JOHN JULIANO, its President and JENNIFER DOMINIK, its Secretary, this 21st day of June, 2018.

John Juliano
President

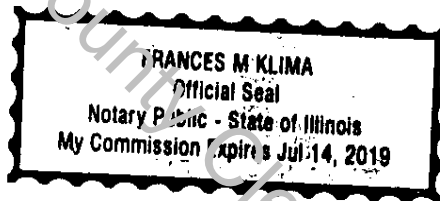
Jennifer Dominik
Secretary

STATE OF ILLINOIS)ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN JULIANO & JENNIFER DOMINIK are personally known to me to be the President and Secretary of the FRIENDLY PROPERTIES, INC. and whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally, acknowledged that as such President and Secretary, have signed, sealed and delivered said instrument as President and Secretary of said corporation, and pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of June, 2018.

Frances M. Klima
Notary Public



My commission expires on 7/14/2019

NAME AND ADDRESS OF PREPARER:

Anthony S. Xydakis
Attorney at Law
125 W. 55th Street - Suite 104
Clarendon Hills, Illinois 60514

Exempt Under Real Estate Transfer Tax
Law 35 ILCS 200/32-45 sub. Par 4

John Juliano
Date Buyer, Seller, Agent

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Exhibit "A" Legal Description

LOT 5 IN BLOCK 15 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 16825 Bulger Avenue, Hazel Crest, Illinois 60429

Tax PIN: 29-30-114-005-0000

Property of Cook County Clerk's Office

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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 **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** 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.

DATED: 06 | 20 | 2018

SIGNATURE: [Signature] X Jennifer Dominik
GRANTOR or AGENT Friendly Properties

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

Subscribed and sworn to before me, Name of Notary Public:

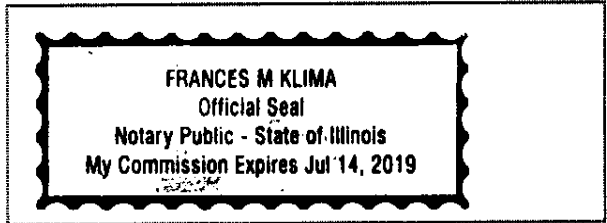
FRANCES M KLIMA

By the said (Name of Grantor): Friendly Properties
John Juliano & Jennifer Dominik

On this date of: 06 | 20 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** 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 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: 06 | 20 | 2018

SIGNATURE: [Signature] X
GRANTEE or AGENT

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

Subscribed and sworn to before me, Name of Notary Public:

FRANCES M KLIMA

By the said (Name of Grantee): JOHN JULIANO

On this date of: 06 | 20 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**