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1834855030

Doc# 1834855030 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2018 12:10 PM PG: 1 OF 3

WARRANTY DEED

The Grantor, Select Group Partners, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUIT CLAIMS to the grantees:

Rosabella G. Salvia, a married woman
1070 Margret Street
Des Plaines, IL 60016

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

LOT 1 (EXCEPT THE WEST 31 FEET) IN BLOCK 10 IN DES PLAINES GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 09-20-118-039-0000

Known as: 1070 Margret Street, Des Plaines, Illinois 60016

SUBJECT TO: (a) General real estate taxes for the year 2018 and subsequent years; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt deed or instrument
eligible for recordation
without payment of tax.

M Klein 9/10/18
City of Des Plaines

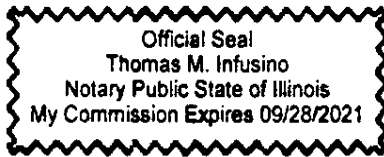
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Dated this 10 day of September, 2018

Select Group Partners, LLC

Rosabella G. Salvia
Rosabella G. Salvia, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Rosabella G. Salvia, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed 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 10th day of September, 2018

Thomas M. Infusino
Notary Public

MAIL TO and
Prepared By: Joseph A. Giralamo
Law Offices of Joseph A. Giralamo, P.C.
340 W. Butterfield Road #2D
Elmhurst, IL 60126

Tax Bill To: Rosabella G. Salvia
1070 Margret Street
Des Plaines, IL 60016

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

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: Dec | 14 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

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:

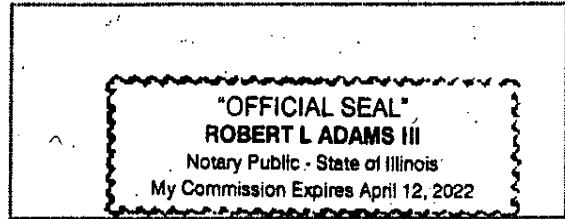
Robert L. Adams III

By the said (Name of Grantor): Giovanni Salvia

AFFIX NOTARY STAMP BELOW

On this date of: Dec | 14 | 2018

NOTARY SIGNATURE: [Signature]



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: Dec | 14 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

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

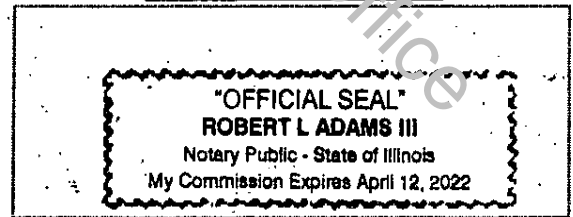
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Giovanni Salvia

AFFIX NOTARY STAMP BELOW

On this date of: Dec | 14 | 2018

NOTARY SIGNATURE: [Signature]



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)**)