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FTC 6886230 1/2



QUIT CLAIM DEED

Doc# 1902249503 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 02:17 PM PG: 1 OF 6

For the sum of \$10.00 ten dollars and other Good and Valuable Consideration, the Receipt and Sufficiency of Which Is Hereby Acknowledged,

THE GRANTOR:

M. DIFOGGIO INVESTMENTS LLC.

An Illinois Limited liability company with its principal place of business located AT 3216 S Shields Chicago, Illinois 60616, PURSUANT TO AUTHORITY GIVEN BY THE Board of Managers

Conveys and Warrants to the **GRANTEES: MARIO DIFOGGIO AND KATHLEEN BROWN**, Married To Each Other, As Tenants By The Entirety,

The Following Described Real Estate.

SEE LEGAL DESCRIPTION Below And As ATTACHED HERETO AND INCORPORATED HEREIN **

UNITS 401 AND P-51 IN THE MORGAN LOFTS CONDOMINIUM , As Delineated In The Survey Of

The Following Described Tract Of Land In Lots 17,18,19, And 20 In Section 32, Township 39 North, Range 14 East Of The Third Principal Meridian (Except That Lot 17 In Block 3 In Gage Lemoyne Hubbard And Others As Described In Said Condominium Declaration As Shown On The SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044 TOGETHER WITH ITS SUBDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN Cook County , Illinois

COMMONLY KNOWN AS 974 W. 35TH PLACE, UNITS 401 AND P-51 , CHICAGO ILL NOIS 60609

PIN NO; 17-32-402-026-1023- (Unit 401) and 17-32-402-026-1111 (P-51)

Subject To: Covenants, Conditions and Restrictions of Record; Public and Utility Easements; Existing Leases and Tenancies if any ; the above recorded Condominium Declaration and any recorded Amendments thereto.; General Real Estate Taxes for the Year 2018, and Future Years Not Yet Due and Payable.

Dated this 5th Day of NOVEMBER 2018

M DIFOGGIO INVESTMENTS LLC , AN Illinois Limited Company

X

MARIO DIFOGGIO Managing Member

See Exempt From Transaction Tax affidavits on Page 2

REAL ESTATE TRANSFER TAX

08-Jan-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-32-402-026-1023 | 20190101671618 | 2-081-853-088

* Total does not include any applicable penalty or interest due.

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Page 2 Quit Claim Deed

COMMONLY KNOWN AS 974 W. 35TH PLACE, UNITS 401 AND P-51 , CHICAGO ILLINOIS 60609

PIN NO; 17-32-402-026-1023-(Unit 401) and 17-32-402-026-1111 (P-51)

Exempt under the provisions of Paragraph 4
Section 4 of the State of Illinois Real Estate Transfer Tax Act.

X [Signature] Agent Date: Nov 2018

Exempt under the provisions of Paragraph E, section 200-12B
, Provisions of Paragraph F, Section 200.1-4B
, of the Chicago Transaction Tax Ordinance.

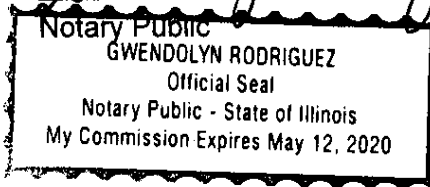
X [Signature] Agent Date Nov 2018

STATE OF ILLINOIS) COOK COUNTY)SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that MARIO DIFOGGIO personally known to me INDIVIDUALLY and as the MANAGING MEMBER of THE M DIFOGGIO INVESTMENTS LLC. An Illinois Limited Company to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managing Member he signed and delivered this Quit Claim Deed, pursuant to authority as the free and voluntary act of conveyance by of said Limited Liability Company, as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of NOVEMBER, 2018.

[Signature: Gwendolyn Rodriguez]



M

PREPARED BY AND MAIL TO:
MARIO DIFOGGIO 3216 S SHIELDS CHICAGO ILL. 60609

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SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044; TOGETHER WITH ITS SUBDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-32-402-026-1023 (Unit 401)
17-32-402-026-1111 (P-51)

Address of real estate: 974 W. 35th Place, Unit 401 & P-51, Chicago, Illinois 60609

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LEGAL DESCRIPTION

UNIT 401 & P-51 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.39 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.90 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET, ALL IN THE EAST HALF THE SOUTHEAST QUARTER OF

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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: NOV 12 2018

SIGNATURE: [Signature] **GRANTOR or AGENT** *Managing Member*

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

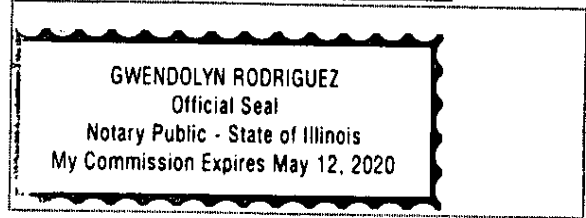
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): M. DiFoggio INVESTMENTS LLC

On this date of: NOV 1 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: NOV 12 2018

SIGNATURE: [Signature] **GRANTEE or AGENT** *KD*

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:

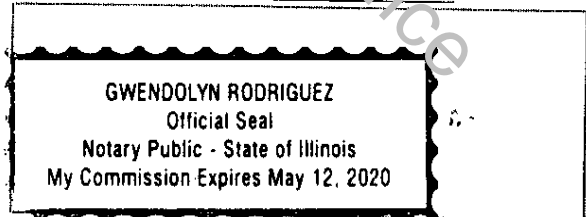
By the said (Name of Grantee): MARIO DiFoggio

On this date of: NOV 1 2018

NOTARY SIGNATURE: [Signature]

Gwendolyn Rodriguez

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)**)

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COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-32-402-026-1023

| 20190101671618 | 2-097-962-656

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