



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY**



\*1915616097D\*

Doc# 1915616097 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2019 03:48 PM PG: 1 OF 4

10005331 1/1

THE GRANTOR(S), FAP Properties, LLC an Illinois LLC of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Frances J. Garside and Joyce A. Garside, single, \*to have and to hold as (GRANTEE'S ADDRESS) 974 W. 35th Place, Unit P-53 Chicago, Illinois 60608 Joint Tenants of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2019

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

Permanent Real Estate Index Number(s): 17-32-402-026-1113

Address(es) of Real Estate: 974 W. 35th Place, Unit P-53 Chicago, Illinois 60608

Dated this 1st day of April, 2019

x Frances DiFoggio  
FAP Properties, LLC an Illinois LLC

By: Frances DiFoggio  
Sole Member

S Y  
P 4  
S Y-1  
M N  
SC N  
E N  
INT RV

REAL ESTATE TRANSFER TAX	05-Jun-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00



17-32-402-026-1113 | 20190501682017 | 0-500-760-480

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

REAL ESTATE TRANSFER TAX	05-Jun-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



17-32-402-026-1113 | 20190501682017 | 1-892-056-992

STATE OF ILLINOIS, COUNTY OF COOK

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FAP Properties, LLC an Illinois LLC, by Frances DiFoggio, Sole Member personally known to me to be the same person(s) whose name(s) 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 1st day of April, 2019



[Signature] (Notary Public)

**Prepared By:** Marty DeRoin  
210 S. Clark Street, Suite 2025  
Chicago, Illinois 60603

**Mail To:**  
Frances J. Garside and Joyce A. Garside  
974 W. 35th Place, Unit 511  
Chicago, Illinois 60608

**Name & Address of Taxpayer:**  
Frances J. Garside and Joyce A. Garside  
974 W. 35th Place, Unit P- 53  
Chicago, Illinois 60608

Exempt under provisions of Paragraph 4, Section 4,  
Real Estate Transfer Act

4-1-19  
Date

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT ~~P-53~~ P-53 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0701015044, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 974 West 35th Place, P-53 Chicago, IL 60608  
Tax Number: 17-32-402-026-1113.

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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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 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 4/11/19

Signature Frances DeAngelo  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 1 DAY OF April 2019

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 4/11/19

Signature Frances DeAngelo  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 1 DAY OF April 2019

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

PROPRIETARY OF Cook County Clerk's Office