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**QUIT CLAIM DEED
Illinois Statutory**

Doc# 2004217018 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2020 10:34 AM PG: 1 OF 3

Mail to:

**Thomas J Sabatino
2521 N 76th Ave Unit 2NW
Elmwood Park, IL 60707**

Name & Address of Taxpayer:

**Thomas J Sabatino
2521 N 76th Ave Unit 2NW
Elmwood Park, IL 60707**

RECORDER'S STAMP

The GRANTOR(S): **Thomas J Sabatino a married man of the City of Chicago, County of Cook, State of Illinois and Dena Sabatino a single woman of the City of Chicago, County of Cook and State of Illinois** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Thomas J Sabatino a married man of the Village of Elmwood Park, County of Cook, State of Illinois** all interest in the following described land in the County of Cook, State of Illinois; to wit:

Parcel 1:

UNIT 2NW OF THE 2521 N. 76TH AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0712315015 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P1, A LIMITED COMMON ELEMENT AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0712315015

Subject to:

1. All general real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY TO THOMAS J SABATINO

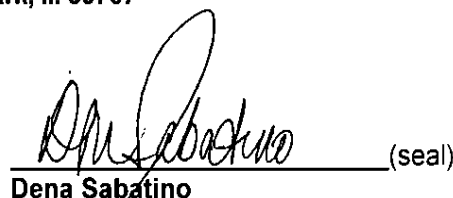
PIN: 12-25-416-039-1005

Property Address **2521 N 76th Ave Unit 2NW Elmwood Park, IL 60707**

Dated February 5th, 2020

 (seal)

Thomas J. Sabatino

 (seal)

Dena Sabatino

HTC
wd 04/07



**Village of Elmwood Park
Transfer Stamp
EXEMPT**
26-20
11

S 4
P 3
C 1
M 1
SC 1
E 1
INT 1

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STATE OF Illinois }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Thomas J Sabatino and Dena Sabatino** are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, February 5th, 2020

WITNESS my hand and official seal.

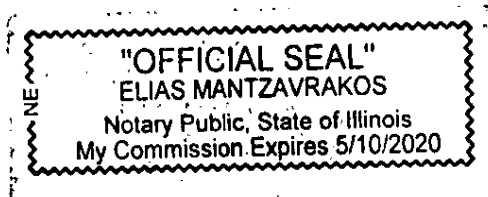
Signature *Elias Mantzavrakos*

My Commission Expires May 10, 2020

(Seal)



Prepared by:

Elias Mantzavrakos, Esq
 1699 Wall St. Suite 420
 Mount Prospect, IL 60056



County - Illinois Transfer Stamps
Exempt under provisions of paragraph
<u>E</u> Section 31-45, Real Estate
Transfer Tax Law
Date: <u>2-5-2020</u>
<u><i>Dena Sabatino</i></u>
Buyer, Seller or Representative

**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		11-Feb-2020
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-25-416-039-1005 20200201612860 1-348-437-856		

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated February 5th, 2020

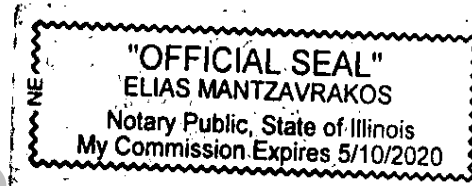
Signature: [Signature]

Grantor

Subscribed and Sworn to before me by

the said Grantor
this 5th day of February, 2020

[Signature]
NOTARY PUBLIC



The grantee or his or her 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 February 5th, 2020

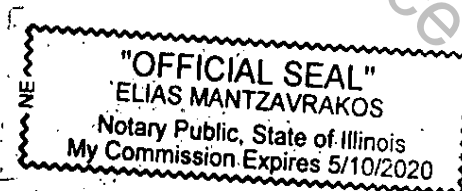
Signature: [Signature]

Grantee

Subscribed and Sworn to before me by

the said Grantee
this 5th day of February, 2020

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