

# UNOFFICIAL COPY

Doc#: 2007108031 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/11/2020 09:01 AM Pg: 1 of 5



© Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Dec ID 20200201622425  
ST/CO Stamp 0-192-917-344 ST Tax \$549.00 CO Tax \$274.50

THE GRANTOR(S), Marti Napolitano, a divorced woman not since remarried of the Village of River Forest, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to William E. Quaranto and Lisa Calenda, ~~HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY~~ of 1249 W Madison St, 208, Chicago, IL, 60607 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

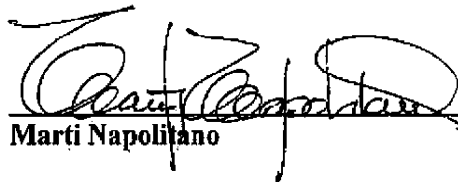
SEE ATTACHED LEGALL DESCRIPTION EXHIBIT "A"



SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing

Permanent Real Estate Index Number(s): 15-11-208-052-0000

Address of Real Estate: 501 Edgewood Pl, River Forest, IL 60305

Dated this 3<sup>rd</sup> day of March, 2020

  
Marti Napolitano


REAL ESTATE TRANSFER TAX		05-Mar-2020
	COUNTY:	274.50
	ILLINOIS:	549.00
	TOTAL:	823.50
15-11-208-052-0000	20200201622425	0-192-917-344

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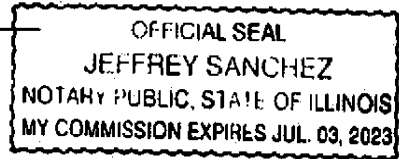
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Marti Napolitano**, a divorced woman not since remarried personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 31<sup>st</sup> day of March, 2020

  
\_\_\_\_\_  
(Notary Public)

Prepared By: **Jeffrey Sanchez**  
Zabel Law, LLC  
55 W Monroe St. Ste 3330  
Chicago, IL 60603



Mail To:  
**Ivan Puljic**  
Law Offices of Ivan Puljic, Ltd.  
10 S LaSalle St, Ste 2920  
Chicago, IL 60603

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
Date 3.2.20 Amt. Paid \$549.<sup>00</sup>

Name and Address of Taxpayer:  
**William E. Quaranto and Lisa Calenda**  
501 Edgewood Pl  
River Forest, IL, 60305

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 20GSA130174LP

For APN/Parcel ID(s): **15-11-208-052-0000**

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THE SOUTH 58.5 FEET (EXCEPT THE EAST 59 FEET THEREOF) OF THE WEST HALF OF BLOCK 2 IN THATCHER'S RESUBDIVISION OF THAT PART OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING SAME IN THATCHER PARK LYING EAST, SOUTHEAST AND SOUTH OF OAK AVENUE, AS LOCATED BY PLAT OF SAID SUBDIVISION RECORDED IN BOOK 19, PAGE 64, TOGETHER WITH THE PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SAID OAK AVENUE, ALL IN THE NORTH EAST QUARTER OF SECTION 11, AND RECORDED IN BOOK 26 AND PAGE 35 AS DOCUMENT NUMBER 838570, IN COOK COUNTY, ILLINOIS.

CLERK'S OFFICE of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

I, Marti Napolitano, being duly sworn on oath, states that she resides at 501 Edgewood Pl, River Forest, IL 60305. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

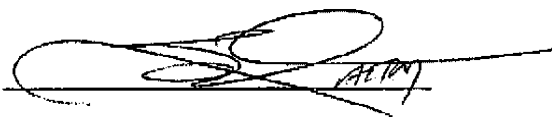
The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959

- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
- 3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.




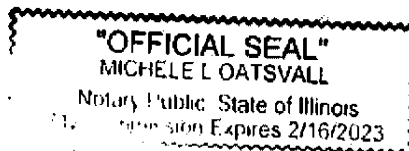
Marti Napolitano

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 24<sup>th</sup> of February, 2020

  
 Notary Public



# UNOFFICIAL COPY

## VILLAGE OF RIVER FOREST

400 PARK AVENUE  
RIVER FOREST, ILLINOIS 60305

### ZONING CERTIFICATE OF OCCUPANCY (CONFORMING USE)

March 3, 2020

A certificate of occupancy is hereby issued for the conforming use of the building located in the Village of River Forest, Illinois at 501 Edgewood Place which building is now being used as a Single Family Residence and is located in the "R2" Single Family Residential District under the River Forest Zoning Regulations.

This Zoning Certificate of Occupancy is issued with the expressed understanding that the use must always remain a Single Family Residence in accordance with the Zoning Ordinance of the Village of River Forest.

This certificate does not authorize any change in the use or any alteration or reconstruction of the building or any extension or enlargement thereof, except in accordance with the requirements of the Zoning Ordinance, as amended, the Building Code and other pertinent Ordinances of the Village of River Forest, Illinois.

NOTE: A new certificate is required for each change in use, or after alteration of said premises, and a new certificate voids any certificate of prior date.



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Building & Zoning Inspector

cc: Seller  
Geo File