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29 Chicago Title
2000 2475114
LW 114 3065

Doc#: 2016739116 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/15/2020 12:13 PM Pg: 1 of 5

Dec ID 20200401653852
ST/CO Stamp 0-323-520-736

This Instrument Prepared By:
Luke A. Casson
Andreou & Casson, Ltd.
661 West Lake St., Suite 2N
Chicago, Illinois 60661

Upon Recordation Mail To:
Luke A. Casson
Andreou & Casson, Ltd.
661 West Lake St. Suite 2N
Chicago, Illinois 60661

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 7th day of April, 2020, between Anthony Quaranta, Rocco Quaranta, Gina White, Lucia Lierman, and Angela Bonanno, whose address is 3204 Mannheim Rd., Franklin Park, IL 60131 (the "Grantor") and the VILLAGE OF FRANKLIN PARK, an Illinois municipal corporation, whose address is 9500 Belmont Avenue Franklin Park, Illinois 60131 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.


THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 12-20-401-005 -0000

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Address of real estate: 3204 Mannheim Rd., Franklin Park, IL 60131


IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.


Anthony Quaranta, Grantor


Rocco Quaranta, Grantor


Gina White, Grantor


Lucia Lierman, Grantor

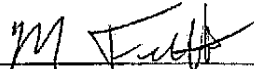

Angela Bonanno, Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Luke A. Casson, personally known to me to be the Seller, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Seller, (s)he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of April, 2020.

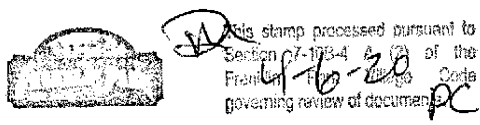
Commission expires Oct 02, 2023



Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Village of Franklin Park
Office of the Comptroller
9500 Belmont
Franklin Park, Illinois 60131



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 20002975HH

COUNTY OF COOK

Anthony Quaranta, Gina White, Angela Bonanno, Rocco Quaranta and Lucia Lierman, being duly sworn on oath, states that Seller resides at 3204 Mannheim Road, Franklin Park, IL 60131. 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 Seller makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT (continued)

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

[Signature] POA
Anthony Quaranta

[Signature] POA
Gina White

[Signature] POA
Angela Bonanno

[Signature] POA
Rosco Quaranta

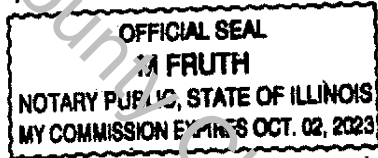
[Signature] POA
Lucia Lierman

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 7 of April, 2020

[Signature]
Notary Public



STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me this _____ of _____

Notary Public

STATE OF _____

COUNTY OF _____

Subscribed and sworn to before me this _____ of _____

Notary Public

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LEGAL DESCRIPTION

Order No.: 20002975HH

For APN/Parcel ID(s): 12-20-401-005-0000

THE SOUTH 129 FEET OF THE EAST 337.70 FEET OF THE SOUTH 26 RODS OF THE EAST 80 RODS (EXCEPT THAT PART TAKEN OR USED OF HIGHWAY PURPOSES IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, CASE NUMBER 77L4154) IN THE CIRCUIT COURT OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office