

UNOFFICIAL COPY

Doc#: 2017157036 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/19/2020 07:01 AM Pg: 1 of 5

Dec ID 20200501684876
ST/CO Stamp 0-564-239-584
City Stamp 0-400-055-520

QUITCLAIM DEED

2012009IL/llce

GRANTOR, ANTHONY TARANTINI, an unmarried man, and CECELIA STORY, an unmarried woman (herein, "Grantor"), whose address is 1958 W. Farragut Avenue, Chicago, IL 60640, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ANTHONY TARANTINI, an unmarried man (herein, "Grantee"), whose address is 1958 W. Farragut Avenue, Chicago, IL 60640, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1958 W. Farragut Avenue,
Chicago, IL 60640

Permanent Index Number: 14-07-220-026-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 6th day of May, 2020.

When recorded return to:

ANTHONY TARANTINI
1958 W. FARRAGUT AVENUE
CHICAGO, IL 60640

Send subsequent tax bills to:

ANTHONY TARANTINI
1958 W. FARRAGUT AVENUE
CHICAGO, IL 60640

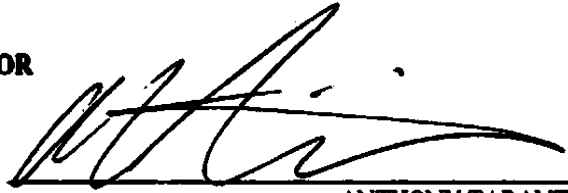
This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

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GRANTOR



ANTHONY TARANTINI

STATE OF Illinois
COUNTY OF Cook

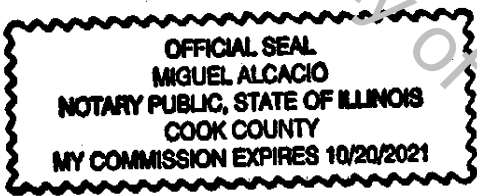
This instrument was acknowledged before me on May 6, 2020, by ANTHONY TARANTINI.

[Affix Notary Seal]

Notary Signature: Miguel

Printed name: Miguel Alacacio

My commission expires: 10/20/21



Property of Cook County Clerk's Office

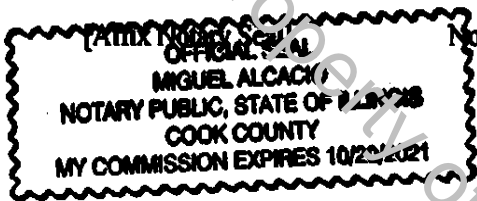
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GRANTOR

CES
CECELIA STORY

STATE OF *Illinois*
COUNTY OF *Cook*

This instrument was acknowledged before me on *May 6, 2020*, by CECELIA STORY.



Notary Signature: *Miguel Alcazar*
Printed name: *Miguel Alcazar*
My commission expires: *10/22/21*

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature] *May 6th 2020*
Signature of Buyer/Seller/Representative *Anthony Pontal* Date

Deputy Clerk of Cook County Clerk's Office

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his 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 May 6, 2020 Signature: [Signature]
Grantor or Agent Anthony Taramona

Subscribed and sworn to before

Me by the said grantor
this 6 day of May, 2020
Notary Public [Signature]



The grantee or his agent affirms that, to the best of his 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 May 6, 2020 Signature: [Signature]
Grantee or Agent Anthony Taramona

Subscribed and sworn to before

Me by the said grantee
this 6 day of May, 2020
Notary Public [Signature]



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EXHIBIT A

[Legal Description]

LOT 19 IN BLOCK 6 IN NICHOLAS MILLER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 511 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initiate, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.