

UNOFFICIAL COPY

Doc#: 2026021008 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2020 08:47 AM Pg: 1 of 4

Prepared By:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Dec ID 20200501679563

Recording Requested By/Return to:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2020-02-896

Space Above This Line For Recording Data

WARRANTY DEED

For good consideration, **ANTONIO BATTAGLIA, ALSO KNOWN AS ANTHONY BATTAGLIA, AND ROSE BATTAGLIA, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY**, hereby convey and warrant to **ANTONIO BATTAGLIA AND ROSE BATTAGLIA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, of 2025 WINDSOR DRIVE, ARLINGTON HEIGHTS, IL 60004, the following described real estate in COOK County, State of Illinois, to wit:

LOT 113 IN HARRIS' PROSPECT PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 03-16-302-005-0000

PROPERTY ADDRESS: 2025 WINDSOR DRIVE, ARLINGTON HEIGHTS, IL 60004

To Have and to Hold said premises as tenants by the entirety forever

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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WITNESS my hand and seal this 13th day of April, 2020.

A/K/A Antonio Battaglia
ANTONIO BATTAGLIA,
A/K/A ANTHONY BATTAGLIA

Rose Battaglia
ROSE BATTAGLIA

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ANTONIO BATTAGLIA, A/K/A ANTHONY BATTAGLIA, AND ROSE BATTAGLIA**, personally known to me to be the same person(s) whose name(s) are/ is 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. Given under my hand and official seal this date, April 13, 2020.

(seal)



Mark P. Titone
Notary Public MARK P. TITONE
My Commission Expires: 9-26-2020

SEND TAX BILLS TO:
ANTONIO BATTAGLIA
ROSE BATTAGLIA
2025 WINDSOR DRIVE
ARLINGTON HEIGHTS, IL 60004

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. E Real Estate Transfer Tax Law.

05/13/2020

Date

Minda Chan

Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 05 | 18 | 2020

SIGNATURE: Amanda Muller
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

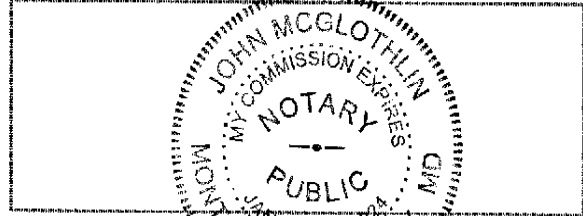
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 5 | 18 | 2020

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 05 | 18 | 2020

SIGNATURE: Amanda Muller
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

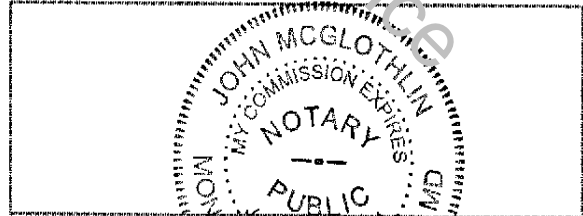
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 5 | 18 | 2020

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**