

UNOFFICIAL COPY

Doc#. 2031625197 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 12:47 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20201001615443
ST/CO Stamp 1-027-113-952 ST Tax \$96.00 CO Tax \$48.00
City Stamp 1-918-451-168 City Tax: \$1,059.39

PT 20-63946 1 of 2

THE GRANTOR, FRANK FUSCALDO, A SINGLE MAN, OF 2800 E, 96TH ST, CHICAGO, IL. 60617 for and in consideration of Ten Dollars and 00/100, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KYLE A. MUHAMMAD AND LATANYA MUHAMMAD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2019 and subsequent years.

Permanent Index Numbers: 25-32-202-081-0000

Address of Real Estate: 942 W. VERMONT AVE, CHICAGO, IL. 60643

Dated this 7th DAY of OCTOBER, 2020



FRANK FUSCALDO



First American
Title Insurance Company

Warranty Deed - Individual



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STATE OF IL. _____ COUNTY OF COOK _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FRANK FUSCALDO IS 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 hey signed, sealed and delivered the said instrument as 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 official seal this 7th DAY of OCTOBER, 2020



John D. McHatton

Notary Public

Prepared by:

LAURIE A. TAYLOR
ATTORNEY AT LAW
1200 HARGER RD, SUITE 500
OAK BROOK, IL 60523

Mail to:

KYLE A. MUHAMMAD
LATANYA MUHAMMAD
942 W. VERMONT
CHICAGO, IL. 60643

Name and Address of Taxpayer:

KYLE A. MUHAMMAD
LATANYA MUHAMMAD
942 W. VERMONT
CHICAGO, IL. 60643

Property of Cook County Clerk's Office

Warranty Deed - Individual



First American
Title Insurance Company

JK

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EXHIBIT A

LOT 20 (EXCEPT THE EAST 8-1/3 FEET), THE EAST 16-2/3 FEET OF LOT 21 IN BLOCK 2 IN PON AND COMPANY'S RIVERSIDE SUBDIVISION OF THAT PART OF LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



First American
Title Insurance Company

Warranty Deed - Individual

A handwritten signature in black ink, appearing to be 'PA'.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY



PHONE:

FAX:

STATEMENT BY GRANTOR AND 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10/8/2020, Signature: Laurie A. Taylor
Grantor or Agent

Subscribed and sworn to before me by the
said Laurie A. Taylor
this 8th day of October
2020



x John D. McHatton
Notary Public

The grantee or his 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10/8/2020, Signature: Laurie A. Taylor
Grantee or Agent

Subscribed and sworn to before me by the
said Laurie A. Taylor
this 8th day of October
2020



x John D. McHatton
Notary Public

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