

# UNOFFICIAL COPY



Doc# 2031806072 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2020 04:10 PM PG: 1 OF 4

THIS INSTRUMENT WAS  
PREPARED BY AND MAIL  
AFTER RECORDING TO:



David P. Cudnowski  
David P. Cudnowski, Ltd.  
303 E. Wacker Drive  
Suite 1107  
Chicago, Illinois 60601

## QUIT CLAIM DEED

The Grantors, Peter Siragusa and Pam Marsden Siragusa, of the City of Glendale, County of Los Angeles, State of California, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and QUIT CLAIM to NightOwl Properties LLC, an Illinois Corporation, 5504 West Eddy Street, Chicago, Illinois, 60641, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The West 30 feet of Lot 10 in Block 2 in Fred Bucks Portage Park Subdivision in the West Half of the Southwest Quarter of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, and general real estate taxes not due and payable.

REAL ESTATE TRANSFER TAX		12-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-21-300-037-0000   20201001628539   1-948-752-864		

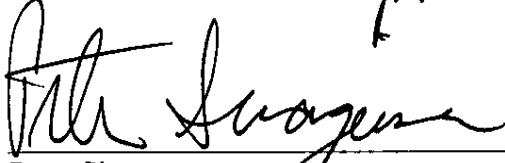
S ✓  
P 4  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓


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Permanent Real Estate Index Number: 13-21-300-037-0000.

Address of Real Estate: 5504 West Eddy Street, Chicago, Illinois 60641

Dated this 21 day of September, 2020.

  
Peter Siragusa

  
Pam Marsden Siragusa

STATE OF CALIFORNIA. COUNTY OF LOS ANGELES ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Siragusa and Pam Marsden Siragusa, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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.

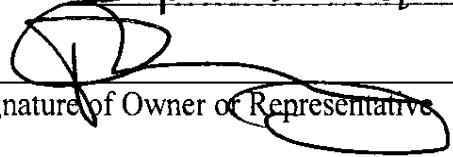
Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2020

**See attached certificate**

(Notary Public)


EXEMPT UNDER PROVISION OF  
PARAGRAPH 35 ILCS 200, SECTION  
31-45, PARAGRAPH E REAL ESTATE  
TRANSFER TAX LAW

DATE: September 21, 2020

  
Signature of Owner or Representative

**Name & Address of Taxpayer:**

Peter Siragusa  
5504 West Eddy Street  
Chicago, IL 60641

REAL ESTATE TRANSFER TAX	15-Oct-2020
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-21-300-037-0000 | 20201001628539 | 1-489-329-632

\* Total does not include any applicable penalty or interest due.

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

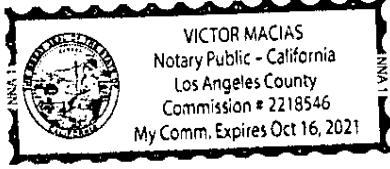
On September 21, 2020 before me, Victor Macias, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Peter Siragusa and Pam M. Siragusa  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Quit Claim Deed  
Document Date: 9/21/2020 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

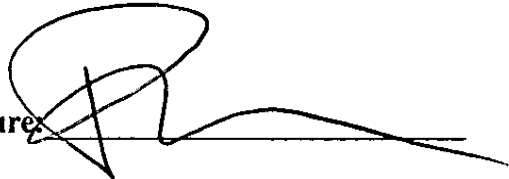
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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: Sept. 21, 2020

Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said DAVID P. CZUPROWSKI this 21st day of Sept., 2020.

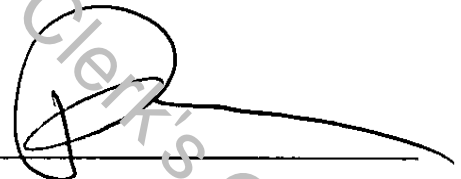


Marianne Luka  
Notary Public

The grantee or her agent affirm and verify 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 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: Sept. 21, 2020

Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said DAVID P. CZUPROWSKI this 21st day of Sept., 2020.



Marianne Luka  
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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under 35 ILCS 200/31-45 of the Illinois Real Estate Transfer Tax Act.)