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Doc# 2032010147 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2020 04:16 PM PG: 1 OF 3

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

Regarding the property located at: 708 S. May
Chicago, IL 60607

AFFIDAVIT OF ADVERSE POSSESSION

We, Ben M. Fiorentino and Maryann Fiorentino, husband and wife, of the City of Chicago, State of Illinois, being first duly sworn upon our oaths depose and state: That we are 67 and 68 years of age and under no legal disability. We have been a resident of this community for 25 years and are well acquainted with a parcel of property more fully described in Exhibit A, attached hereto and made a part thereof. That we went into possession on or about the date of that said deed as the owner of said land, which possession has continued uninterrupted until the date of this affidavit. We have been in possession of said property claiming title thereto for more than 25 years immediately preceding the date hereof. We have paid the taxes on said realty each year for the past 25 years as well as cutting the grass thereon, improving, fencing, and doing all acts necessary in the maintenance of the said property. That our possession of this real estate has at all times been exclusive, and my occupancy has always been peaceable and undisturbed.

Specific Details:

This property was purchased from the sellers James Cassano and Christine Cassano on July 1, 1985, as evidenced by a warranty deed in trust, recorded as document number 86014916. The purchase price was \$30,000 and the property was placed into a trust number 12849, with First Bank of Oak Park. The purchase of this property included the alley and the garage located at the subject property. Since purchasing the property in 1985, we have rented the subject property out, most recently to our son and daughter in law, beginning in 2010.

Additionally, we have claimed to be the owners of the aforesaid real estate in fee simple. Our possession thereof has, at all times, been continuous, open, notorious, adverse, hostile, undisturbed, complete, visible, exclusive and peaceable. We have paid the general taxes thereon as same became due and payable. Our occupancy and possession has been peaceable and undisturbed, and no one has ever disputed our title or ownership. Furthermore, our son and daughter-in-law have lived in the house for 10 consecutive years. Prior to that, we mowed the lawn, leased part of the property, etc. and exercised all other rights over the property that are necessary to the ownership. That our possession of said real estate has been for more than 25 years, immediately last past.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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We are also the prior owners of Trust Number 12849. This trust was closed in July, 20015, and we were the only beneficiaries. Part ownership of this property was placed into the trust and has now been released to us. The remaining part of the property as described above, has been in our possession for over 25 years.

The parties hereto hereby execute this affidavit in order to induce the buyers to purchase said property and hereby agree to protect, defend, indemnify and hold all parties relying on this affidavit and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of this affidavit and/or the performance hereof.

Affiant further agrees to investigate, handle, respond to, provide, defend any such claims, etc. at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims, etc.) is groundless, false or fraudulent.

PARCEL 1: LOT 23 IN C. J. HULL'S SUBDIVISION OF BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 32 FEET OF LOT 34 AND ALL OF THE 8 FOOT ALLEY LYING EAST OF AND ADJOINING SAID LOT 34, ALL IN C. J. HULL'S SUBDIVISION OF BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Ben Fiorentino

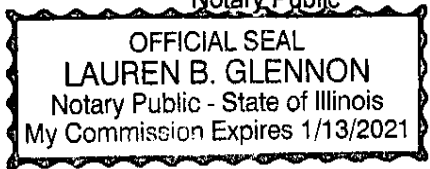
Affiant
Maryann Fiorentino

Affiant

This instrument was acknowledged before me on 9/3/2020

(SEAL) *La Glenn*

Notary Public



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LEGAL DESCRIPTION

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Address commonly known as:
708 S May
Chicago, IL 60607

PIN#: 17-17-409-039-0000

Property of Cook County Clerk's Office