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Doc#: 2032407758 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/19/2020 06:20 PM Pg: 1 of 5

WARRANTY DEED

(Illinois)

Dec ID 20200901608357
ST/CO Stamp 0-692-839-904

MAIL TO:

Scott A. Sandroff
Scott A. Sandroff, LLC

111 S. Pfingsten Road,
Suite 114

Deerfield, IL 60015

GRANTEE'S ADDRESS & NAME AND ADDRESS OF TAXPAYER:

Angela A. Pitzo

914 E. Wing Street

Arlington Heights, IL 60004

THIS INDENTURE WITNESSETH, that the Grantors, ANGELA A. PITZO, Individual, and JEAN L. PITZO, Individual of the County of Cook State of Illinois for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid, convey and warrant unto ANGELA A. PITZO of 914 E. Wing Street, Arlington Heights, Illinois 60004, the following described real estate in the County of Cook, State of Illinois, to wit.

PARCEL 1: LOT 2-5, IN ARLINGTON CROSSINGS, BEING A RESUBDIVISION OF ARLINGTON MARKET, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT NO. 0705915065 AND CORRECTED BY DOCUMENT RECORDED JULY 30, 2007, AS DOCUMENT NO. 0721144016, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT NO. 1018229011 AND ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 2011, AS DOCUMENT NO. 1117918008, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144040.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA

FIDELITY NATIONAL TITLE
SC20030438

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AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041.

Permanent Real Estate Index Number(s): 03-29-411-182-0000

Commonly known as: 914 E. Wing Street, Arlington Heights, IL 60004

IN WITNESS whereof, the Grantors hereunto set their hand and seal this 17 day of September 2020.

Angela A. Pitzo
Angela A. Pitzo

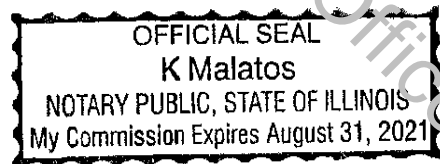
Jean L. Pitzo
Jean L. Pitzo

STATE OF ILLINOIS
COUNTY OF DuPage

I, K. Malatos, a Notary Public in and for the State of Illinois, do hereby certify that ANGELA A. PITZO personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of September, 2020.

K. Malatos
Notary Public



Commission Expires: 8/31/2021

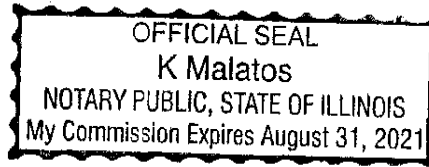
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STATE OF ILLINOIS
COUNTY OF DuPage

I, K. Malatos, a Notary Public in and for the State of Illinois, do hereby certify that JEAN L. PITZO personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of September, 2020.

K. Malatos
Notary Public



Commission Expires: 08/31/2021

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

Angela Pitzo
Signature of Representative

Dated: 9/17/2020

This instrument was prepared by:

Scott A. Sandroff
Scott A. Sandroff, LLC
111 S. Pfingsten Road
Suite 114
Deerfield, IL 60015
847-513-6101 ssandroff@ssandroff.com

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

Jean Pitzo
Signature
Jean L Pitzo
Jean Pitzo
Print Name

Subscribed and sworn to before me this 25th of September, 2020.

[Signature]
Notary Public



The grantee or their 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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Angela Pitzo
Signature
Angela A Pitzo
Angela Pitzo
Print Name

Subscribed and sworn to before me this 25th of September, 2020.

[Signature]
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.]

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Sep-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-29-411-182-0000

| 20200901603357 |

0-692-839-904