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Greater Illinois Title Company
10006478

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Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 01:29 PM Pg: 1 of 6

Dec ID 20201201691311
ST/CO Stamp 0-525-850-592
City Stamp 1-868-027-872

[0006479 2/2
(10006478)]

GIT Property of Cook County Clerk's Office

warranty deed

BEVERLY A FOGLIANI and MARCO FOGLIANI

To

MARCO FOGLIANI AND BEVERLY A. FOGLIANI SUCCESSORS THE FOGLIANI
FAMILY QUALIFIED SPOUSAL TRUST

Greater Illinois Title Company
120 North LaSalle Street, Suite 900
Chicago, IL 60602

THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPON
TITLE.

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This document prepared by (and after recording return to):

Name:	<u>James G. Blase</u>
Firm/Company:	<u>Blase & Associates, LLC</u>
Address:	<u>14515 N. Outer 40 Rd.</u>
Address 2:	<u>Suite 111</u>
City, State, Zip:	<u>Chesterfield, Missouri 63017</u>
Phone:	<u>(314) 786-5860</u>

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WARRANTY DEED

THE GRANTORS, BEVERLY A. FOGLIANI and MARCO FOGLIANI, wife and husband, of the County of Cook, State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY and WARRANT to MARCO FOGLIANI and BEVERLY A. FOGLIANI, or their successors in trust, co-trustees of the FOGLIANI FAMILY QUALIFIED SPOUSAL TRUST JOINT SHARE dated May 8, 2020, as may be amended, 340 W. Diversey Parkway, Unit 2017, Chicago, Illinois 60657, hereinafter the "Grantees", all of the Grantors' interest in the following real estate, together with improvements thereon, lying in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-28-206-005-1321.

10006478

Property Address: 340 W. Diversey Parkway, Unit 2017, Chicago, Illinois 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the same unto Grantees, and unto Grantees' successors and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

S _____
P _____
S _____
M _____
SC _____
E _____
INT _____

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WITNESS Grantors' hands this the 8th day of May, 2020.

Beverly A. Fogliani
BEVERLY A. FOGLIANI

Marco Fogliani
MARCO FOGLIANI

Property of Cook County Clerk's Office

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 8th day of May, 2020, before me personally appeared BEVERLY A. FOGLIANI and MARCO FOGLIANI, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:

RYAN G. POLLEY
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: August 26, 2022
Commission Number: 14011107

Ryan G. Polley
Notary Public

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Grantors' Names and Address:

Beverly A. Fogliani and Marco Fogliani
340 W. Diversey Parkway, Unit 2017
Chicago, Illinois 60657

Grantees' Names and Address:

SEND TAX STATEMENTS TO GRANTEEES

FOGLIANI FAMILY QUALIFIED SPOUSAL
TRUST JOINT SHARE dated May 8, 2020
c/o Marco Fogliani and Beverly A. Fogliani, Trustees
340 W. Diversey Parkway, Unit 2017
Chicago, Illinois 60657



Property of Cook County Clerk's Office


Exempt under provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

Dated: 5-7-20



Representative

REAL ESTATE TRANSFER TAX		16-Dec-2020	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
14-28-206-005-1321		20201201691311 0-525-850-592	

REAL ESTATE TRANSFER TAX		16-Dec-2020	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
14-28-206-005-1321		20201201691311 1-868-027-872	

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

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Exhibit A - Legal Description

Parcel 1:

Unit 2017 as delineated on Survey of the following described Parcel of Real Estate (hereinafter referred to as "Parcel"):

That part of Lot 6 in the Assessor's Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which lies between the East line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (Excepting therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 43/16 inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of said West Diversey Parkway); also that part of Lot 7 in said Assessor's Division which lies between the East line of North Sheridan Road (formerly Lake View Avenue), on the West, the West line of North Commonwealth Avenue on the East, and the North line of West Diversey Parkway on the South, all in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration made by American National Bank and Trust Company of Chicago, as trustee under trust no. 11139, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23400546; together with an undivided percentage interest in said Parcel (Excepting from said Parcel all the property as Document Space comprising all the units as defined and set forth in said declaration and Survey).

Parcel 2:

Easement to Construct, Use and Maintain Party Wall together with wooden piles and concrete footings, such piles and footings to extend not more than 3 feet 6 inches upon the hereafter described land, as created by Party Wall Agreement dated January 3, 1956 and recorded June 17, 1957 as Document 16131323, the center of said Party Wall commencing approximately 22 feet West of the East Lot line and extending West approximately 120 feet along boundary line between above Parcel 1 and the land described as follows:

That part of Lots 5 and 6 in Assessor's Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which lies South of a straight line drawn from a point on the East line of said North Sheridan Road which is 43/16ths inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue, which is 227 feet 10 inches North of the North line of said West Diversey Parkway and said straight line produced West to the center line of said North Sheridan Road and produced East to the center line of said North Commonwealth Avenue, in Cook County, Illinois.

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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: 09 | 22 | 2020

SIGNATURE: [Signature]
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:

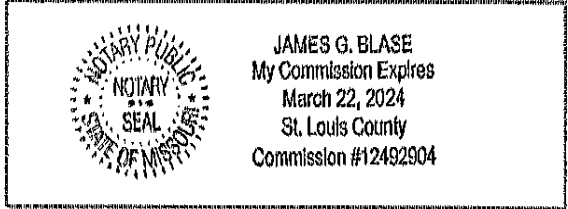
James G. Blase

By the said (Name of Grantor): Ryan G. Polley, Agent for Grantors

On this date of: 09 | 22 | 2020

NOTARY SIGNATURE: [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: 09 | 22 | 2020

SIGNATURE: [Signature]
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:

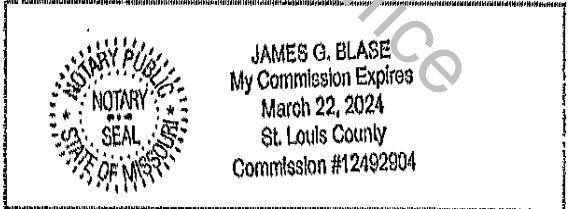
James G. Blase

By the said (Name of Grantee): Ryan G. Polley, Agent for Grantees

On this date of: 09 | 22 | 2020

NOTARY SIGNATURE: [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)**