

UNOFFICIAL COPY



2022

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



2122919001D

Doc# 2122919001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2021 09:22 AM PG: 1 OF 14

THE GRANTOR(S), Eliza Capparelli, widow, and Louis Capparelli and Christopher Capparelli of the respectively of Highland Park, Columbus, Off and Park Ridge, IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Anthony Capparelli (GRANTEE'S ADDRESS) 463 Grosvenor, Aurora, Illinois 60504 of the County of DuPage allright, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto.

commonly known as 9721 B Bianco Terrace, Des Plaines, IL 60016

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2019 and subsequent years.

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

Permanent Real Estate Index number(s): 09-10-301-072-1140

Address(es) of Real Estate: 9721 B Bianco Terrace, Des Plaines, Illinois 60016

Dated this 17 day of June, 2021

N/A

Eliza Capparelli

N/A

Louis Capparelli

N/A

Christopher Capparelli

Anthony Capparelli

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Hampel 08/21/21
City of Des Plaines

REAL ESTATE TRANSFER TAX

16-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

09-10-301-072-1140

| 20210801636387 | 1-062-872-848

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STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

The undersigned, a Notary Public in and the said County, in the State aforesaid, do hereby certify that Anthony Capparelli, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given unto my hand and official seal this 17th day of ~~August, 2020~~ June, 2021



A large, handwritten signature in black ink, appearing to read "Laura I. Martinez".

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act
6/17/21
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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CONVEYANCE AGREEMENT

We, the undersigned, jointly and severally, being all of the heirs of Thomas L. Capparelli, as set forth in certain Affidavit of Heirship, do hereby agree to convey all of our right, title and interest, that we may have in that certain property commonly known as 9721 B Bianco Terrace, Des Plaines, IL. To Anthony Capparelli, to hold said title in fee, free of any and all interest that we may now have or later claim to have.

IN WITNESS WHEREOF, we have executed that Agreement this 17 ^{June 2021} day of August, 2020.

Eliza Capparelli

Louis Capparelli



~~Christopher Capparelli~~

Anthony Capparelli

Property of Cook County Clerk's Office

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

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Address(es) of Real Estate: 9721 B Bianco Terrace, Des Plaines, Illinois 60016

Dated this 17 day of June, 2021

Eliza Capparelli

N/A

Louis Capparelli

N/A

Christopher Capparelli

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

City of Des Plaines

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DEPAQUE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eliza Capparelli, widow, personally known to me to be the same person(s) whose name(s) 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 17th day of June, 2021



[Signature]

(Notary Public)

Additional Notary Pages attached hereto.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 6/17/21

[Signature]

Signature of Buyer, Seller or Representative

Prepared By: Gregory P. Mongolis
c/o Chicago title Insurance Company
2441 Warrenville Rd.
Lisle, Illinois 60532

Mail To:
Anthony Capparelli
463 Grosvenor
Aurora, Illinois 60504

Name & Address of Taxpayer:
Anthony Capparelli
463 Grosvenor
Aurora, Illinois 60504

Property of Cook County Clerk's Office

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CONVEYANCE AGREEMENT

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IN WITNESS WHEREOF, we have executed that Agreement this 17 day of June 2021 ~~August, 2020~~.



Eliza Capparelli

Louis Capparelli

Christopher Capparelli

Property of Cook County Clerk's Office

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

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Permanent Real Estate Index number(s): 09-10-301-072-1140

Address(es) of Real Estate: 9721 B Bianco Terrace, Des Plaines, Illinois 60016

Dated this 20 day of FEB, 2021



Eliza Capparelli

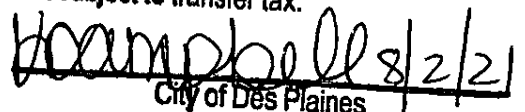


Christopher Capparelli



Louis Capparelli

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.



City of Des Plaines

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STATE OF OHIO)

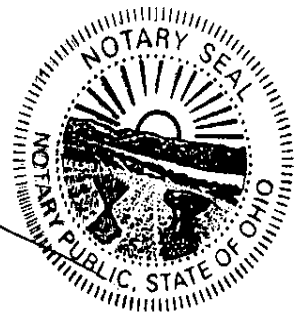
COUNTY OF)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Louis Caparelli, a personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 20/FEB day of ~~August, 2022~~ 2021

Alexander R Kistler,
Notary public, State of Ohio
My commission Expires 6-20-2023
Franklin County

Commission expires: _____



Notary Public: [Signature]

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.
2/20/21
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

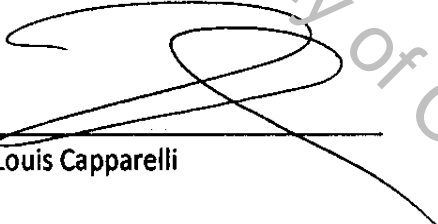
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Eliza Capparelli



Louis Capparelli

Christopher Capparelli

Property of Cook County Clerk's Office

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

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THIS IS NOT HOMESTEAD PROPERTY

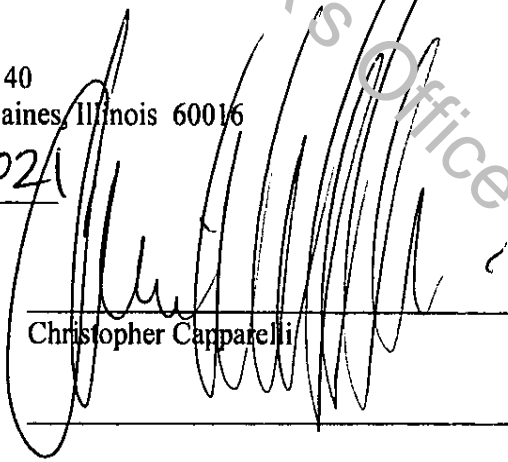
SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2019 and subsequent years.

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

Permanent Real Estate Index number(s): 09-10-301-072-1140
Address(es) of Real Estate: 9721 B Bianco Terrace, Des Plaines, Illinois 60016

Dated this 17 day of June, 2021

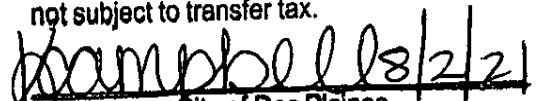
Eliza Capparelli



Christopher Capparelli

Louis Capparelli

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.



City of Des Plaines

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CONVEYANCE AGREEMENT

We, the undersigned, jointly and severally, being all of the heirs of Thomas L. Capparelli, as set forth in certain Affidavit of Heirship, do hereby agree to convey all of our right, title and interest, that we may have in that certain property commonly known as 9721 B Bianco Terrace, Des Plaines, IL. To Anthony Capparelli, to hold said title in fee, free of any and all interest that we may now have or later claim to have.

17th JUNE 2021

IN WITNESS WHEREOF, we have executed that Agreement this _____ day of August, 2020.

Eliza Capparelli

Louis Capparelli

Christopher Capparelli

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Christopher Caparelli, a personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 17 day of JUNE 2021 ~~August, 2020~~

Commission expires: 08/02/2023



Notary Public: Kristen Curtis

Property of Cook County Clerk's Office

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PARCEL 1: UNIT NO 1040 IN LA CASA BIANCO CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF THE EAST 8 ACRES OF THE WEST ½ OF THE SOUTH EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 21920224, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 21892967.

PIN: 09-10-301-071-1140

Property of Cook County Clerk's Office

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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: 8 | 4 | 2021

SIGNATURE: X  _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

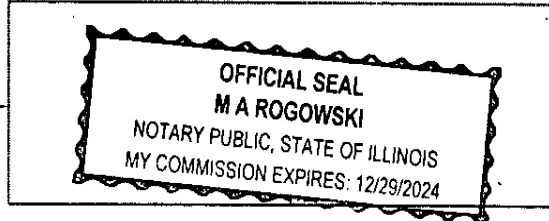
Subscribed and sworn to before me, Name of Notary Public: M A ROGOWSKI

By the said (Name of Grantor): ANTHONY CAPPARELLI

On this date of: 8 | 4 | 2021

NOTARY 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: 8 | 4 | 2021

SIGNATURE: X  _____
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: MA ROGOWSKI

By the said (Name of Grantee): ANTHONY CAPPARELLI

On this date of: 8 | 4 | 2021

NOTARY 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)**)