

UNOFFICIAL COPY

Doc#. 2204107323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2022 01:44 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20211201684883
ST/CO Stamp 1-048-248-720 ST Tax \$167.00 CO Tax \$83.50
City Stamp 1-633-517-968 City Tax: \$1,753.50

1/3

pt 21-8886

THE GRANTOR, FRANK FUSCALDO, A SINGLE MAN, OF 2800 E. 96TH ST, CHICAGO, IL. 60617 for and in consideration of Ten Dollars and 00/100, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO MACHELL RICHMOND, A Single Woman, OF 6530 S. PEORIA, CHICAGO, IL. 60621, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:


LOT NINE (9) (EXCEPT THE WEST 24 FEET THEREOF) AND ALL OF LOT TEN (10) IN BLOCK SIX (6) IN PON AND COMPANY'S "RIVERSIDE SUBDIVISION" BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF INDIAN BOUNDARY LINE. IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Party walls; Private, public and utility easements and roads and highways; General taxes for the year 2020 and subsequent years.

Permanent Index Numbers: 25-32-209-066-0000

Address of Real Estate: 903 W. VERMONT AVE, CHICAGO, IL. 60643

Dated this 29th DAY of DECEMBER, 2021.


FRANK FUSCALDO



First American
Title Insurance Company

Proper Title, L.L.C.
1630 E. Dundee Road
Suite #250
Palatine, IL 60074

WarrantyDeed - Individual

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STATE OF IL COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FRANK FUSCALDO IS 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 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 29~~th~~ DAY of DECEMBER, 2021.



Doris F. Logan
Notary Public

Prepared by:

LAURIE A. TAYLOR
ATTORNEY AT LAW
1200 HARGER RD, SUITE 500
OAK BROOK, IL 60523

Mail to:

CLM LAW GROUP PC
CHARLES L. MAGERSKI
18525 TORRENCE, SUITE E1
LANSING, IL. 60438

Send Tax Bill to:

MACHELL RICHMOND
903 W VERMONT AVE
CHICAGO, IL. 60643



First American
Title Insurance Company

Warranty Deed - Individual

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PLAT ACT AFFIDAVIT - *Rec'd w/ deed*

State of Illinois
County of COOK

Frank Fuscaldo, being duly sworn on oath, states that Frank Fuscaldo resides at 903 W. Vermont Avenue, Chicago, IL 60643.

That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80- 318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that 50 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Frank Fuscaldo

*My Laureld Johnson
As Atty In Fact*

SUBSCRIBED and SWORN to before me
This 25 day of January, 2022.

[Signature]
Notary Public

