

# UNOFFICIAL COPY

Doc#: 2214017115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/20/2022 01:25 PM Pg: 1 of 6

Dec ID 20220501613873

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1472759

Mail Tax Statements To: **Benjamin Ferrusquia, Jr., 9913 Massasoit Avenue Oaklawn, IL 60453**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**24-08-402-015-0000**

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## QUITCLAIM DEED

**Benjamin Ferrusquia, Jr. and Silvia Ferrusquia**, both unmarried, hereinafter grantors, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Benjamin Ferrusquia, Jr.**, an unmarried man, hereinafter grantee, whose tax mailing address is **9913 Massasoit Avenue Oak lawn, IL 60453**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **17199527212, Recorded on 07/18/2017**

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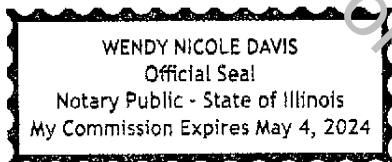
Executed by the undersigned on March 12, ~~2020~~ <sup>2021</sup>:

*Benjamin Ferrusquia*  
**Benjamin Ferrusquia, Jr.**

*Silvia Ferrusquia*  
**Silvia Ferrusquia**

STATE OF IL  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 3/12, ~~2020~~ <sup>2021</sup> by **Benjamin Ferrusquia, Jr.** and **Silvia Ferrusquia** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



*[Signature]*  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 5/11/21

*[Signature]*  
Buyer, Seller or Representative

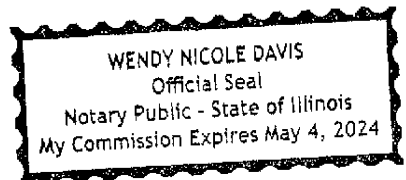
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated March 12, ~~2020~~ <sup>2021</sup>



Silvia Ferrusquia  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Benjamin Ferrusquia and Silvia Ferrusquia  
this 12 day of March,  
~~2020~~

[Signature]  
NOTARY PUBLIC

The Grantee or his 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 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.

Date March 12, ~~2020~~ <sup>2021</sup>



[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Benjamin Ferrusquia  
This 12 day of March,  
~~2020~~

[Signature]  
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of 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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## PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Evynn Figas, being duly sworn on oath, states that Benjamin Ferrusquia Jr

reside at 9913 Massasoit Avenue Oak lawn, IL 60453. 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 fro 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.

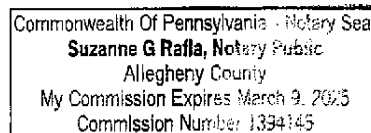
Affiant further state that SHE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Evynn L Figas

SUBSCRIBED and SWORN to before me

this 27 day of April, 2021.

Suzanne G Raffa 3-9-2025



Com # 1394145 Suzanne

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## EXHIBIT A (LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows: Situated in the County of Cook in the State of Illinois: Lot 4 in Valleria's Massasoit Avenue Subdivision of part of the Southeast 1/4 of Section 8, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Tax ID: 24-08-402-015-0000

PROPERTY ADDRESS 9913 Massasoit Avenue, Oak lawn, IL 60453

Property of Cook County Clerk's Office

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9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV




## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9913 S MASSASOIT

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 19TH day of MAY, 2022

  
Thomas E. Phelan  
Village Manager

Terry Vorderer  
Village President

Claire Henning  
Village Clerk

Thomas E. Phelan  
Village Manager

Village Trustees  
Tim Desmond  
Paul A. Mallo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this  
19TH Day of MAY, 2022



