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Doc#: 2215217157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2022 01:47 PM Pg: 1 of 5

Dec ID 20220501619183

City Stamp 1-789-935-696

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. 1493113

Mail Tax Statements To: Alexandria Pizzi and John A. Maximilian Pizzi, 4255 N MASON AVE., CHICAGO IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-17-409-002


1493113

GENERAL WARRANTY DEED

Alexandria Pizzi, widowed and not remarried, hereinafter grantors, whose tax mailing address is 4255 N MASON AVE., CHICAGO IL 60634, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to Alexandria Pizzi and John A. Maximilian Pizzi, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 4255 N MASON AVE., CHICAGO IL 60634, the following real property in Cook County, Illinois:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 1209657215, Recorded on 4/5/2012

REAL ESTATE TRANSFER TAX	31-May-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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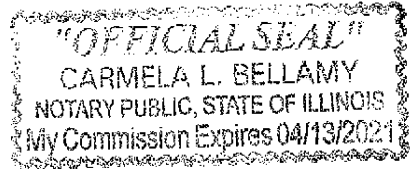
The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

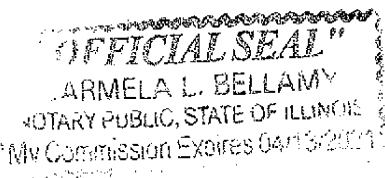
Executed by the undersigned on December 24, 2020:

Alexandria N. Pizzi
Alexandria Pizzi

STATE OF Illinois
COUNTY OF Cook



The foregoing instrument was acknowledged before me on December 24, 2020, 2020 by Alexandria Pizzi who is personally known to me or has produced _____ 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.



Carmela L. Bellamy
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: 1/4/21

[Signature]
Buyer, Seller or Representative

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EXHIBIT A (LEGAL DESCRIPTION)

Lot 39 in Block 6 in McIntosh Brothers Irving Park Boulevard Addition to Chicago, a subdivision of the West ½ of the Southeast ¼ of Section 17, Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Tax ID: 13-17-409-002

PROPERTY ADDRESS 4255 N MASON AVE., CHICAGO IL 60634

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Shoedie's Themsell, being duly sworn on oath, states that ALEXANDRIA PIZZI JOHN A. MAXIMILIAN PIZZI

reside at 4255 N MASON AVE, CHICAGO IL, 60634. 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, 1977, 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.

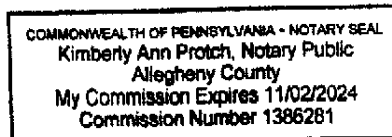
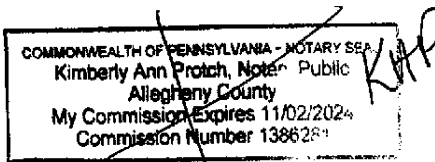
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

[Handwritten Signature]

SUBSCRIBED and SWORN to before me
this 11th day of July, 2021.

Kimberly Ann Protch
My Commission Exp. NOV 02 2024



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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 Dec 24, 2020

Alexandria Pizzi
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Alexandria Pizzi, Grantor
this 24th day of December,
2020.

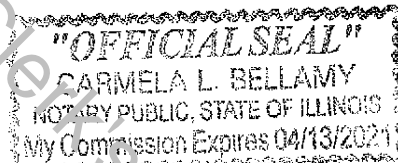


NOTARY PUBLIC Carmela L. Bellamy

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 Dec 24, 2020

Alexandria Pizzi
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Grantees, Alexandria Pizzi / John A. Maximilian Pizzi
This 24th day of December,
2020.

NOTARY PUBLIC Carmela L. Bellamy

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.)