

UNOFFICIAL COPY

QUIT CLAIM DEED

GRANTOR (S), **Thomas Abruzzo and Delia Abruzzo**, husband and wife, of the Village of Melrose Park for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEES **Thomas Abruzzo, Delia Abruzzo, husband and wife, and Anthony Abruzzo, a married man**, of the Village of Melrose Park, all interest in the following described Real Estate in the County of Cook, State of Illinois, to wit:



Doc# 2322713005 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/15/2023 09:28 AM PG: 1 OF 4

The above is for Recorder's Use Only

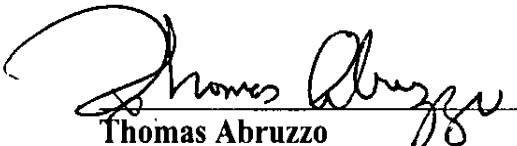
LOTS 13 AND 14 IN BLOCK 76 IN MELROSE, A SUBDIVISION OF LOTS 3 TO 5 IN SUPERIOR COURT PARTITION OF THE SOUTH ½ OF SECTION 3, WITH ALL THAT PART OF SECTION 10, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1306 N. 15th, Melrose Park, IL 60150

Permanent Index No.: 15-03-409-015-0000

SUBJECT TO: (1) General real estate taxes for the year 2022 and subsequent years, (2) Covenants, conditions, restrictions and easements apparent or of record; and (3) All applicable zoning laws and ordinances.

DATED this 14th day of August, 2023


Thomas Abruzzo


Delia Abruzzo

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Thomas Abruzzo and Delia Abruzzo**, 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 purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of August, 2023

Amanda C. Efta
Notary Public



My Commission Expires _____

Prepared by: Ronald M. Serpico, 1807 N. Broadway, Melrose Park, IL. 60160

Tax bill to: Thomas Abruzzo, 1520 Lee, Melrose Park, IL 60160

Return to: Thomas Abruzzo, 1520 Lee, Melrose Park, IL 60160

MUNICIPAL TRANSFER STAMP (If Required)

County/State TRANSFER STAMP

EXEMPT
VILLAGE OF MELROSE PARK
Ordinance No. 687
1306 N. 15th
Address of Property
RLMS 8-14-23
Approved Date

EXEMPT under provisions of
Real Estate Transfer Act,
35 ILCS 200/31-45, Para. E
Date: 8-14, 2023

Am. M. Uey
Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE -OR- STATEMENT BY ASSIGNOR OR ASSIGNEE

The grantor or his agent confirms that to the best of his knowledge, 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 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: Aug 14, 2023 Signature: [Signature]
Grantor/Agent

Subscribed and sworn to before me by the said **Grantor/Agent** this 14 day of Aug, 2023



Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the 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 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 Aug 14, 2023 Signature: [Signature]
Grantee/Agent

Subscribed and sworn to before me by the said **Grantee/Agent** this 14 day of Aug, 2023



Notary Public [Signature]

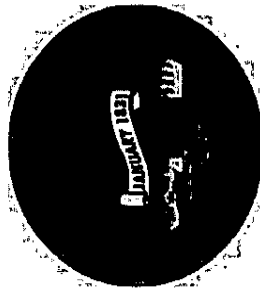
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attached 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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REAL ESTATE TRANSFER TAX

15-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

15-03-409-015-0000

20230801694831

1-850-475-9884

Property of Cook County Clerk's Office