

# UNOFFICIAL COPY



*First American Title Insurance Company*

**QUIT CLAIM  
DEED ILLINOIS STATUTORY  
Individual**

Doc#: 2327033149 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2023 03:59 PM Pg: 1 of 4

Dec ID 20230901633863

City Stamp 0-873-825-232


THE GRANTOR(S) Francesco Sessa and Domenica Sessa, husband and wife, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Francesco Sessa and Francamaria Tomaselli as Co-Trustees of the First Amendment and Restatement of the Sessa Family Trust which First Amendment and Restatement was executed on 9/13/2023, of 948 Willow Street, Itasca, Illinois 60143, the City of Itasca, of the County of DuPage, all interest in the following described Real Estate situated in the County of in the State of Illinois, to wit:


*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is not Homestead property for Grantors.

Permanent Real Estate Index Number(s): #17-22-301-065-1009 and #17-22-301-065-1278  
Address(es) of Real Estate: 1620 South Michigan Avenue, Unit 309, and P-30, Chicago, IL 60616

Dated this 13th day of September, 2023.

  
\_\_\_\_\_  
Francesco Sessa

  
\_\_\_\_\_  
Domenica Sessa

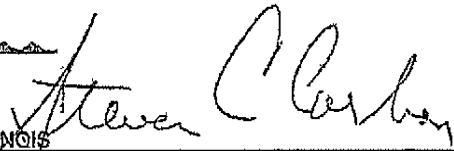
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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Francesco Sessa and Francamaria Tomaselli, 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 13th day of September, 2023.

OFFICIAL SEAL  
STEVEN C. CARBON  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires April 2, 2025



(Notary Public)

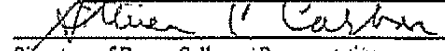
**Prepared by:**

Kupisch & Carbon, Ltd  
201 N. Church Rd REAL ESTATE TRANSFER ACT  
Bensenville, IL 60106

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45.

REAL ESTATE TRANSFER ACT


DATE: 9/13/23



Signature of Buyer, Seller, or Representative

**Mail to:**

Francesco Sessa  
948 Willow St.  
Itasca, IL 60143

REAL ESTATE TRANSFER TAX		26-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

**Name and Address of Taxpayer:**

Francesco Sessa  
948 Willow St.  
Itasca, IL 60143

17-22-301-065-1009 | 20230901633863 | 0-873-825-232

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

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## Exhibit "A" – Legal Description

UNIT 309 and UNIT P-30 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

### PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

### PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

# UNOFFICIAL COPY

## 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: 9 | 13 | 2023


SIGNATURE: *Steve Carbon*  
GRANTOR or AGENT *Atty*

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

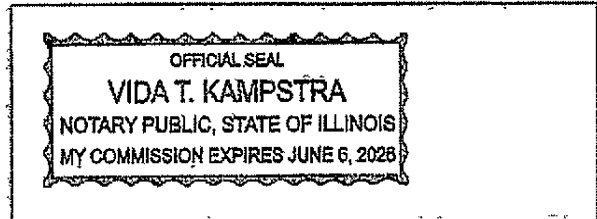
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Francesco and Domenica Rossi

On this date of: 9 | 13 | 2023

NOTARY SIGNATURE: *Vida Kampstra*  


### 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: 9 | 13 | 2023

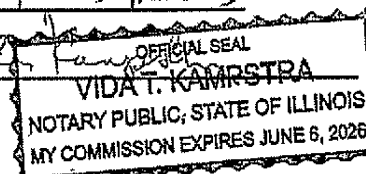
SIGNATURE: *Steve Carbon*  
GRANTEE or AGENT *Atty*

### 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:

By the said (Name of Grantee): First Amendment and Restatement of the Sec 55 Family Trust

On this date of: 9 | 13 | 2023

NOTARY SIGNATURE: *Vida Kampstra*  


### 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)**