

UNOFFICIAL COPY

INDEPENDENT EXECUTOR DEED

Doc#: 2328610048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 10:04 AM Pg: 1 of 3

MAIL TAX BILL TO:

Anthony J. Cardella
3601 N. Pioneer Ave.
Chicago, IL 60634

Dec ID 20230801600175
ST/CO Stamp 0-967-701-456
City Stamp 1-365-887-952

MAIL RECORDED DEED

TO:

Anthony J. Cardella
3601 N. Pioneer Ave.
Chicago, IL 60634

GRANTOR, ANTHONY J. CARDELLA, as Independent Executor of the estate of ROY A. MATTIOLI, deceased, acting pursuant to Letters of Office issued by the Circuit Court of Cook County, State of Illinois, in Case Number **2022P002247**, and by power and authority as Independent Executor pursuant to applicable provisions of the Illinois Probate Act and in pursuance to every other power and authority hereby enabling, and in consideration of the sum of Ten Dollars (\$10.00) in hand, receipt whereof is hereby acknowledged, does hereby CONVEY and QUIT CLAIM to the **GRANTEE, ANTHONY J. CARDELLA**, of 3601 N. Pioneer Ave., Chicago, IL 60634, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 24 (EXCEPT THE EAST 3.50 FEET THEREOF) IN BLOCK 4 IN GEORGE GAUNTLETT'S LAFRAMBOISE PARK SUBDIVISION OF PART OF THE EAST ½ OF THE EAST ½ OF FRACTIONAL SECTION 23, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants, conditions and restrictions of record and to General Taxes for 2022 and subsequent years.

Permanent Real Estate Index Number: 12-23-228-041-0000

Property Address: 3601 N. Pioneer Avenue.
Chicago, Illinois 60634

Dated this 7th day of October, 2023.



ANTHONY J. CARDELLA, as Independent Executor of the estate of ROY A. MATTIOLI.

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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

ANTHONY J. CARDELLA

Is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he sealed and delivered said instrument as his 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 7th day of October, 2023.



A handwritten signature in black ink, appearing to be 'K. Stoppa', written over a horizontal line.

Notary Public

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Act

Anthony Cardella
Buyer, Seller or Representative

This instrument was prepared by the Law Offices Of Garrido & Stoppa, P.C., 5510 N. Harlem, Suite #210, Chicago, Illinois 60656

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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: 10 | 07 | 20 23

SIGNATURE: Anthony Cardella
GRANTOR or AGENT

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:

Kenneth STOPPA

By the said (Name of Grantor): Anthony J. Cardella

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 07 | 20 23

NOTARY SIGNATURE: [Signature]



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: 10 | 07 | 20 23

SIGNATURE: Anthony Cardella
GRANTEE or AGENT

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:

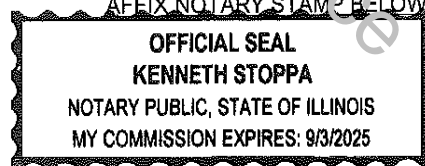
Kenneth Stoppa

By the said (Name of Grantee): Anthony J. Cardella

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 07 | 20 23

NOTARY SIGNATURE: [Signature]



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)**)