

# UNOFFICIAL COPY

## Warranty Deed

Doc#: 2409524185 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/4/2024 11:18 AM Pg: 1 of 3

Dec ID 20240401668951

ST/Co Stamp 0-000-390-704 ST Tax \$0.00 CO Tax \$0.00


THE GRANTOR(s), FRANCESCA RUGO, a single person and MARIA LORUSSO, a married person, of the Village of Schiller Park, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby CONVEY(s) and WARRANT(s) unto the GRANTEE(s), MARIA LORUSSO, TOM MASO RUGO and LUIGI RUGO, as joint tenants, with right of survivorship, of Village of Schiller Park, County of Cook and State of Illinois, in the form of ownership, \_\_\_\_\_ all interest in:


Lot 27 (except the South 18.5 feet thereof) all of Lot 28 and the South 6.0 feet of Lot 29 in Block 3 in Fairview Heights, being a Subdivision in the East Fractional ½ of the Southeast ¼ of Section 9, Township 40 North, Range 12, lying East of the right of way of the Wisconsin Central Railroad recorded March 13, 1891 in Book 45, Page 47 as Document 14329693, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 12-09-407-061-0000

Property Address: 5106 North Michigan Avenue, Schiller Park, IL 60176

Dated this 2<sup>nd</sup> day of April, 2024.

  
FRANCESCA RUGO

  
MARIA LORUSSO

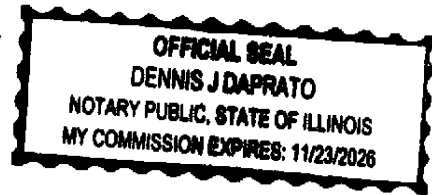
# UNOFFICIAL COPY

State of ILLINOIS )  
  )  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, FRANCESCA RUGO and MARIA LORUSSO personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the same instrument as his/her/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 seal this 2<sup>nd</sup> day of April, 2024.

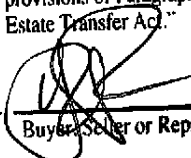
  
\_\_\_\_\_  
NOTARY PUBLIC





My Commission Expires:

MAIL TO:  
Dennis J. Da Prato  
7507 W. Belmont Ave.  
Chicago, IL 60634

SEND FUTURE TAX BILLS TO:  
Francesca Rugo  
5106 N. Michigan Ave.  
Schiller Park, IL 60176

"Exempt under provisions of Paragraph E  
Section 4. Real Estate Transfer Act."  
4/2/24   
Date           Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		03-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-09-407-061-0000	2024040.6689	0-000-390-704

Prepared by:  
Dennis Da Prato  
7507 W. Belmont Avenue  
Chicago, IL 60634  
773-637-6067  
Fax 773-637-3255

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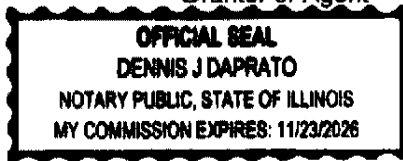
## STATEMENT OF GRANTOR AND GRANTEE

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 a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 2<sup>nd</sup>, 2024

Signature: *Maria Lorusso*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 2<sup>nd</sup> day of April, 2024.



*[Signature]*  
NOTARY PUBLIC

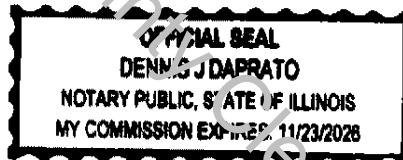
My commission expires: 11/23/26

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 2<sup>nd</sup>, 2024

Signature: *Maria Lorusso*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 2<sup>nd</sup> day of April, 2024.



*[Signature]*  
NOTARY PUBLIC

My commission expires: 11/23/26

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that *MARIA LORUSSO*, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION