

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 1224248002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2012 10:01 AM Pg: 1 of 3

This indenture made this 10<sup>th</sup> day of **August, 2012** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, successor trustee to Fifth Third Bank as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 2<sup>nd</sup> day of **April, 1976** and known as Trust Number **4874** party of the first part, and **Francine Cappetta, Trustee, or her successors in interest of the Francine Cappetta Living Trust dated August 10, 2012 and any amendments thereto**, whose address is **1807 Kensington, Westchester, IL 60154**, party of the second part.

Reserved for Recorder's Office

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

**LOT 216 IN GEORGE F. NIXON AND COMPANY'S 22<sup>ND</sup> STREET ADDITION TO WESTCHESTER BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Property Address: **1807 KENSINGTON, WESTCHESTER, IL 60154**

Permanent Index No. **15-20-402-015-0000**

together with the tenements and appurtenances thereunto belonging.


TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: \_\_\_\_\_

  
Eva Higi, Trust Officer

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State of Illinois )  
                                  ) ss  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 17<sup>th</sup> day of August, 2012.



*Mary M. Bray*  
\_\_\_\_\_  
NOTARY PUBLIC

PROPERTY ADDRESS:  
1807 Kensington  
Westchester, IL 60154

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
1701 Golf Road, Suite 1-101  
Rolling Meadows, IL 60008

AFTER RECORDING, PLEASE MAIL TO:

NAME Louis V. Pavone  
ADDRESS 1920 S. Highland Ave. #203 OR  
CITY, STATE Lombard, IL 60148

BOX NO. \_\_\_\_\_

SEND TAX BILLS TO: Francine Cappetta  
1807 Kensington  
Westchester, IL 60154

Exempt under the provisions of 35 ILCS 200/31-45  
Paragraph E, of the Real Estate Transfer Act.  
Date: August 17, 2012

*Louis V. Pavone*  
\_\_\_\_\_  
Louis V. Pavone, Attorney for Seller/Grantor

TRANSFERRED  
CENTRAL RECORDS  
11/16/12  
mf 8-22-12

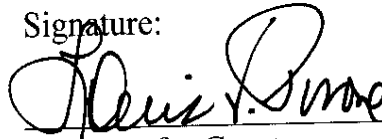
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## STATEMENT BY GRANTOR AND GRANTEE

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 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.

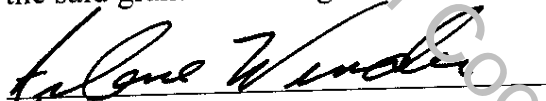
Dated: August 17, 2012

Signature:



Attorney for Grantor

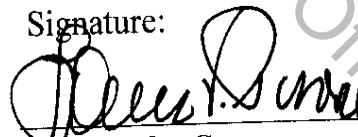
Subscribed and Sworn to by  
the said grantor on August 17, 2012

  
Notary Public

The grantee 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, 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.

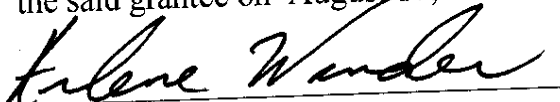
Dated: August 17, 2012

Signature:



Attorney for Grantee

Subscribed and Sworn to by  
the said grantee on August 17, 2012

  
Notary Public