

UNOFFICIAL COPY



01146-28265 lot 3 ms
TRUSTEE'S DEED

Doc#: 1518110037 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2015 10:34 AM Pg: 1 of 2

This Agreement made this June 15, 2015, between Steven J. Ippolito, not individually, but as Trustee of the Florence Ippolito Qualified Personal Residence Trust dated August 23, 1999, ("Grantor"), for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), in hand paid, hereby conveys and warrants to Silvestre Fantauzzo, ~~and [redacted]~~, ~~[redacted]~~, of Norridge, Illinois, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety, the following described Real Property located in Cook County, Illinois:

LOT 71 IN LARRY J. PONTARELLI'S SUNSET GROVE SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and commonly known as 4520 North Pontiac^{or Ave}, Norridge, Illinois⁶⁰⁷⁰⁶ property index number 12-14-216-017-0000, hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

Subject to: (a) covenants, conditions and restrictions of record; (b) private, public, and utility easements (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed; (e) any unconfirmed special tax or assessment; (f) installments not due at the date hereof for any special tax or assessment for the improvements heretofore completed; (g) general real estate taxes for the year 2014 and subsequent years.

In Witness Whereof, the Grantor has hereunto set his hand and seal the date and year first written above.

Florence Ippolito Qualified Personal Residence Trust dated August 23, 1999
By: Steven J. Ippolito
Steven J. Ippolito, Trustee

STEWART TITLE
800 E. DIEHL ROAD
SUITE 18G
NAPERVILLE, IL 60563

State of Illinois)
County of Cook)

The undersigned, a Notary Public in and for said county and state, does hereby certify that Steven J. Ippolito, as Trustee of the Florence Ippolito Qualified Personal Residence Trust dated August 23, 1999, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of rights of homestead.

June 15, 2015

[Signature]
Notary Public

This instrument prepared by Donald B. Leventhal, 20 North Clark, #1725, Chicago, IL 60602.

MAIL TO:
Silvestre Fantauzzo
4520 N. Pontiac Ave
Norridge IL 60706

Official Seal
SEND SUBSEQUENT TAX BILLS
Silvestre Fantauzzo
4520 N. Pontiac Ave
Notary Public State of Illinois
My Commission Expires 07/23/2016

S N
P 2
S N
SC V
INT [initials]

Norridge IL 60706

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Exhibit A - Legal Description

LOT 71 IN LARRY J. PONTARELLI'S SUNSET GROVE SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-14-216-017-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Jun-2015



| | |
|-----------|--------|
| COUNTY: | 138.00 |
| ILLINOIS: | 276.00 |
| TOTAL: | 414.00 |

12-14-216-017-0000 | 20150401680692 | 0-732-779-392