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Doc#: 1528950056 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 01:23 PM Pg: 1 of 3

TRUSTEE'S DEED



P.O. BOX 129 ADDISON, IL 60101
(630) 629-5000 • MEMBER FDIC

The above space for recorders use only

THIS INDENTURE, Made this 13TH day of OCTOBER, 2015,
between OXFORD BANK & TRUST, P.O. Box 129, Addison, Illinois 60101, an Illinois Corporation,
as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement
dated JULY 23, 2003 and known on its records as Trust No. 1106 party of the first part,
and
VINCENZO AND GIOVANNA RANDAZZO, NOT AS JOINT TENANTS, NOT AS
TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY.
2648 73RD COURT of
ELMWOOD PARK, IL 60707 party(ies) of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and zero/100ths
(\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said
party(ies) of the second part, the following described real estate, situated in COOK County,
Illinois, to-wit:

THE NORTH 1 FOOT OF LOT 5, LOT 4 AND THE SOUTH 8 FEET 4 INCHES OF LOT 3
IN BLOCK 23 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO,
BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SECTION 25, TOWNSHIP 40, NORTH, RANGE 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2648 73RD COURT, ELMWOOD PARK, IL 60707

P.I.N.: 12-25-412-020-0000



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT
10-16-15

together with the tenements and appurtenances there unto belonging.

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

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and
restrictions of record.

This space for affixing Riders and Revenue Stamps

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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 conveying the above described premises (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 and attested by its Vice President, the day and year first above written.

OXFORD BANK & TRUST
Trustee as aforesaid.

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS.

By: *Irene S. Nowicki*
Vice President & Trust Officer

Attest: *Kevin A. Vanderbent*
Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 13TH day of OCTOBER, 2015.
SANDRA J. MALUTA
Notary Public, State of Illinois
My Commission Expires 09/17/16
Sandra J. Maluta
Notary Public

PLEASE MAIL TO:
VINCENZO AND GIOVANNA RANDAZZO
2648 73RD COURT
ELMWOOD PARK, IL 60707

MAIL SUBSEQUENT TAX BILLS TO:
VINCENZO AND GIOVANNA RANDAZZO
2648 73RD COURT
ELMWOOD PARK, IL 60707

This Document Prepared By:
Irene S. Nowicki
V.P. & Trust Officer
OXFORD BANK & TRUST
P.O. Box 129
Addison, IL 60101
630-629-5000

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 16 | 2015

SIGNATURE: *Dennis Fullerton*
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: Rachel O'Halloran

By the said (Name of Grantor): Dennis Fullerton

On this date of: 10 | 16 | 2015

NOTARY SIGNATURE: *Rachel O'Halloran*

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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 16 | 2015

SIGNATURE: *Dennis Fullerton*
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: Rachel O'Halloran

By the said (Name of Grantee): Dennis Fullerton

On this date of: 10 | 16 | 2015

NOTARY SIGNATURE: *Rachel O'Halloran*

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**