

UNOFFICIAL COPY

TRUSTEE'S DEED

THE GRANTOR, JOHN FABBRINI not individually but solely as Trustee under the JOHN M. FABBRINI TRUST u/t/a/d July 22, 2004, of the Village of Hoffman Estates, County of DuPage and State of Illinois for and in consideration of TEN and no/100 (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

**Florence Fabbrini, a single person
70 Margate Court, Unit D-1
Schaumburg, Illinois 60193**

the following described Real Estate situated in Cook County, Illinois, to wit:

UNIT NO. 1-10-40-R-D-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G1-10-40-R-D-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 AND KNOWN AS TRUST NUMBER 22502, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, MARCH 30, 1978 AS DOCUMENT NUMBER 24383272, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS, AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE



Doc#: 1534839027 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 10:09 AM Pg: 1 of 4

S/da
P/da
C/da
M/da
G/da
R/da
INT/da

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AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVED TO ITSELF; ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN IN COOK COUNTY, ILLINOIS.

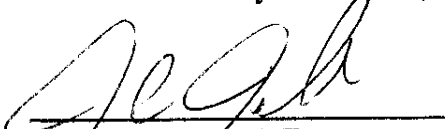
SUBJECT TO: 2010 Real Estate Taxes and subsequent years, conditions, easements and restrictions of record.

PERMANENT PARCEL INDEX NUMBER: 07-22-402-045-1307

PROPERTY ADDRESS: 70 Margate-Court, Unit D-1, Schaumburg, IL 60193-1847

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.

Dated this 8th day of October, 2015

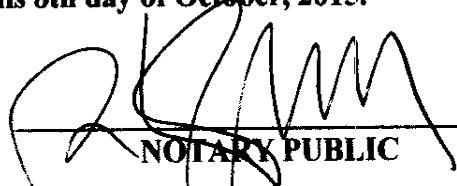


John M. Fabbrini, Trustee

STATE OF ILLINOIS)
) SS:
COUNTY OF KANE)

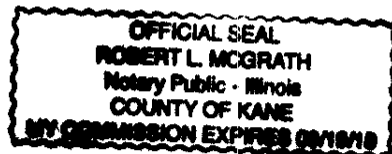
I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that the GRANTOR, John M. Fabbrini, under the JOHN M. FABBRINI TRUST u/t/a/d July 22, 2004 is personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead.

GIVEN under my hand and Notarial Seal, this 8th day of October, 2015.



NOTARY PUBLIC

This instrument was prepared by: Robert L. McGrath, P.C., 520 W. Roosevelt Road, Suite 300, Wheaton, Illinois 60187



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SEND SUBSEQUENT TAX BILLS TO:


**Robert Fabbrini
88 Dundee Lane
Barrington, IL 60010**

After recording mail to:

**Robert L. McGrath
McGrath and McGrath, P.C.
520 W. Roosevelt Road, Suite 300
Wheaton, Illinois 60187**

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act
Date: 10-8-15 Buyer, Seller or Representative
RLM attorney

Section
Date of Sale of Property


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
27933 *s-p-*

Section
Date of Sale of Property

Property of Cook County Clerk's Office

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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 10-23 2015

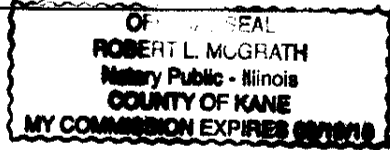


Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said, R. CRAIG WHEELER
This 23rd, day of October, 2015
Notary Public [Handwritten Signature]

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, 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.

Date 10-23 2015



Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said, R. CRAIG WHEELER
This 23rd, day of October, 2015
Notary Public [Handwritten Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)