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TRUSTEES DEED

Doc#: 1536226021 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2015 11:38 AM Pg: 1 of 3

Mail to:
MR. AND MRS. CITRANO
1018 N BELMONT
ARLINGTON HEIGHTS, IL 60004

Preparer File: O'LEARY
FATIC No.: 2705024

THE GRANTOR(S), ANN HILTON O'LEARY, as Trustee of JAMES H. O'LEARY IRREVOCABLE TRUST dated 05/20/2014, of the CITY of WILMINGTON, County of _____, State of NC for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to FILIPPO CITRANO * and GIOVANNA CITRANO, * ~~Husband~~ and ~~wife~~, 207 E. SCHOOL, of 9005 DEER HTS., of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

* TRUSTEE OF THE FILIPPO CITRANO TRUST AS TO A 50%
SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2015 and subsequent years

* * TRUSTEE OF THE GIOVANNA CITRANO TRUST INTEREST
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-29-128-006-0000

* *

Address(es) of Real Estate: 1018 N BELMONT Ave.
ARLINGTON HEIGHTS, IL 60004

Dated this 8th day of December, 20 15

By: [Signature]
ANN HILTON O'LEARY, As the trustee of the
JAMES H. O'LEARY IRREVOCABLE TRUST

FIRST AMERICAN TITLE
FILE # 2705024
1881

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



First American
Title Insurance Company

Warranty Deed - Living Trust

SX
P 13
S 2
SC X
VT [Signature]

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STATE OF ~~ILLINOIS~~ COUNTY OF New Hanover SS
North Carolina

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANN HILTON O'LEARY, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 08 day of December, 20 15.

Angela M. Simon
NOTARY PUBLIC
New Hanover County, NC
My Commission Expires August 5, 2018

Angela M. Simon
Notary Public

Prepared by:
Joseph R. Julius
5410 Newport Drive - Suite 23
Rolling Meadows, Illinois 60008

Name and Address of Taxpayer:
MR. AND MRS. CITRANO

207 E. SCHOOL
PROSPECT HEIGHTS, IL 60070

MAIL BEED TO:

Michael A. Manges, Esq.
Joseph LaZara & Associates, P.C.
7246 West Touhy Avenue
Chicago, IL 60631

REAL ESTATE TRANSFER TAX

21-Dec-2015



COUNTY: 159.00
ILLINOIS: 318.00
TOTAL: 477.00

03-29-128-006-0000 | 20151201650341 | 1-798-263-872



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Title Insurance Company

Warranty Deed - Living Trust

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Exhibit "A" – Legal Description

LOT SEVEN (7) IN KELLOGG'S SUBDIVISION OF PART OF THE NORTH FORTY (40) RODS OF THE WEST SIXTY (60) RODS OF THE EAST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 27, 1959, AS DOCUMENT NUMBER 1863764.

Property of Cook County Clerk's Office



*First American
Title Insurance Company*

Warranty Deed – Living Trust