

UNOFFICIAL COPY



This instrument prepared by:
Kathryn M. Cremerius
236 E. Northwest Hwy, Suite B
Palatine, IL 60067

Doc#: 1605510019 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 09:53 AM Pg: 1 of 2

Mail future tax bills to:
Philip Citrano and Giovanna Citrano
207 E. SCHOOL LANE
PROSPECT HTS IL 60070

Mail this recorded instrument to:
Joseph A. LaZara & Associates P.C.
7246 W. Touhy
Chicago, IL 60631

1600115900286

TRUSTEE'S DEED

This Indenture, made this 15th day of February, 2016, between Lyn Kuehnel, Successor Trustee of the Frances D. Snodgrass Declaration of Living Trust dated 07/26/2001 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated July 26, 2001, and known as the Frances D. Snodgrass Declaration of Living Trust, party of the first part, and Philip Citrano and Giovanna Citrano, husband and wife of 207 E. School Lane, Prospect Heights, Illinois 60070, party of the second part, ~~as tenants in common, but as joint tenants with right of survivorship.~~

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

GIOVANNA CITRANO, HUSBAND + WIFE AS

JOINT TENANTS

Lot Two Hundred Forty Five (245) in H. Roy Berry Company's Laudymont Terrace, being a Subdivision of part of the Southeast Quarter (1/4) of Section 31; and of part of the Southwest Quarter (1/4) of Section 32, Town 42 North, Range 11, East of the Third Principal Meridian.

Permanent Index Number(s): 03-32-302-013-0000
Property Address: 15 E. Fairview Street, Arlington Heights, IL 60005

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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, ~~as tenants in common, but as joint tenants with right of survivorship.~~

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 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.

REAL ESTATE TRANSFER TAX 22-Feb-2016



COUNTY: 151.00
ILLINOIS: 302.00
TOTAL: 453.00

03-32-302-013-0000 | 20160201667346 | 0-527-571-520

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Lyn Kuehnel SUCTR
Trustee

Trustee

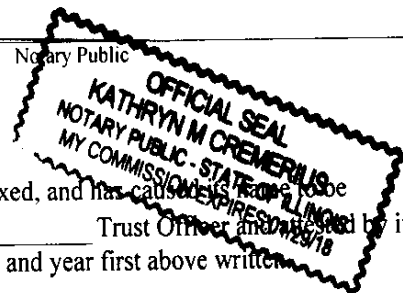
STATE OF ILLINOIS)
COUNTY OF COOK)

)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lyn Kuehnel, Successor Trustee of the Frances D. Snodgrass Declaration of Living Trust dated 07/26/2001, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 15 day of Feb, 2016.

[Signature]
Notary Public



Corporate Trustee

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused this instrument to be signed by its Trust Officer, the day and year first above written.

Trustee

By _____
Trust Officer

Attest _____
Trust Officer

STATE OF ILLINOIS)
COUNTY OF COOK)

)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lyn Kuehnel, Successor Trustee of the Frances D. Snodgrass Declaration of Living Trust dated 07/26/2001, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this _____ day of _____, _____.

Notary Public