

# UNOFFICIAL COPY

Doc#: 1609857051 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2016 09:27 AM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Daniel J. Ebner  
Prather Ebner LLP  
The Monadnock Building  
53 West Jackson Boulevard, Suite 1025  
Chicago, Illinois 60604

Dec ID 20160201671509  
ST/CO Stamp 1-097-758-272

SUBSEQUENT TAX BILLS TO:

Common Grounds, LLC  
c/o Jan Czupta  
14555 West 131<sup>st</sup> Street  
Lemont, IL 60439

(For Recorder's Use Only)

## TRUSTEES' DEED

**THIS TRUSTEE'S DEED**, made this 23<sup>rd</sup> day of February, 2016, between JOZEF K. CZUPTA and MARGARET CZUPTA, as Trustees of the MARGARET CZUPTA LIVING TRUST dated March 25, 2015, as to an undivided one half (1/2) interest ("Grantor"), in favor of an undivided one half (1/2) interest to COMMONS GROUNDS, LLC ("Grantee").

**WITNESSETH**, That Grantor in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, an undivided one half (1/2) interest to COMMON GROUNDS, LLC., in fee simple, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 165 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to: 2015 general real estate taxes not due and payable at the time of closing and those accruing thereafter; Rights of the public, State of Illinois and the County of Cook in and to those parts of the land and other property used for road purposes; Rights of the public, State of Illinois and the County of Cook in and to those parts of the land and other property used for 127<sup>th</sup> Street; Terms, provisions, conditions, and limitations as contained in the Plat of Highway recorded as document number 0914244035; and existing leases.

**Permanent Real Estate Number:** 22-32-200-035-0000

**Address of Real Estate:** 15428 127<sup>th</sup> Street, Lemont, IL 60439

**C. T. I. /CY**

15428 127<sup>th</sup> Street  
Karen A. Yarbrough

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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid has EXECUTED THIS Trustee's Deed as of the day and year first above written.

MARGARET CZUPTA LIVING TRUST  
DATED MARCH 25, 2015, AS TO AN  
UNDIVIDED 1/2 INTEREST

BY: [Signature]  
Jozef K. Czupta, Trustee

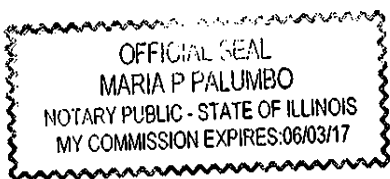
BY: [Signature]  
Margaret Czupta, Trustee

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
  ) S.S.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOZEF K. CZUPTA and MARGARET CZUPTA, as Trustees of the MARGARET CZUPTA LIVING TRUST DATED MARCH 25, 2015, AS TO AN UNDIVIDED 1/2 INTEREST, personally known to me to be the same persons whose names 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 23<sup>rd</sup> day of February, 2016.



[Signature]  
Notary Public

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.

2/23/16  
Date

[Signature]  
Buyer's Representative

Instrument Prepared By:  
William M. Brennan  
GOLDSTINE, SKRODZKI, RUSSIAN,  
NEMEC AND HOFF, LTD.  
835 McClintock Drive  
Burr Ridge, Illinois 60527

<b>REAL ESTATE TRANSFER TAX</b>		31-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

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

Date: 2/23/16 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2/23/16  
OFFICIAL SEAL  
MARIA P PALUMBO  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/03/17  
[Signature]  
Notary Public

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

Date: 2/23/16 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2/23/16  
OFFICIAL SEAL  
MARIA P PALUMBO  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/03/17  
[Signature]  
Notary Public

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 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.]