

UNOFFICIAL COPY

TRUSTEE'S DEED

RETURN AFTER RECORDING TO:
Gregory Catrambone, Esq.
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Road
Westchester, IL 60154

SEND SUBSEQUENT TAX BILLS

TO:
John and Agata Battaglia
2402 N. 76th Court
Elmwood Park, IL 60707



Doc#: 1621508072 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2016 12:28 PM Pg: 1 of 3

This space for recorder's use only

THIS AGREEMENT, made this 18th day of July, 2016, between THOMAS V. POWELL, SR., D.D.S., as successor trustee under trust agreement dated February 5, 2002, and known as the SANTINA R. LITTURI D.D.S. TRUST, of the Village of Evergreen Park, County of Cook, State of Illinois, Grantor, and JOHN BATTAGLIA and AGATA BATTAGLIA, husband and wife, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, of 2402 N. 76th Court, Elmwood Park, Illinois 60707, Grantees;

WITNESSETH: GRANTOR, in consideration of the sum of Ten and no/100 Dollars (\$10.00), receipt of which 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 quitclaim unto the Grantees, the following described real estate, situated in the County of Cook and State of Illinois:

The South 33 feet of the North 66 feet of Lot 6 in Block 20 in First Addition to Ellsworth, a Subdivision of the East 1/2 of the Southwest 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No.: 12-25-331-036-0000

Address of Real Estate: 2402 N. 76th Court, Elmwood Park, Illinois 60707

SUBJECT TO: General real estate taxes not due and payable at the date hereof; covenants, conditions and restrictions of record; building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

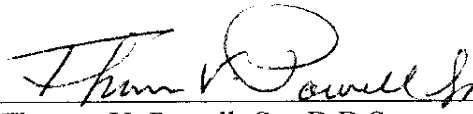


Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

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IN WITNESS WHEREOF, the Grantor, as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

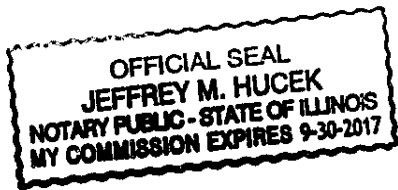


Thomas V. Powell, Sr., D.D.S., as successor trustee under trust agreement dated February 5, 2002, known as the Santina R. Litturi D.D.S. Trust

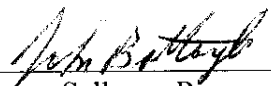
STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that THOMAS V. POWELL SR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2016.


Notary Public

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph e, Section 31-45 of said Law.


Buyer, Seller or Representative 7/27/16
(Date)

This instrument prepared by:

Jeffrey M. Hucek
Attorney at Law
2015 Spring Road, Suite 280
Oak Brook, IL 60523
(630) 586-9600

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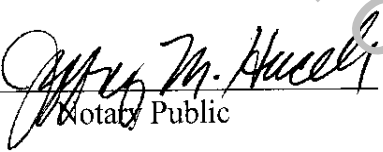
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

Dated: July 18, 2016

Signature: 
Grantor or Agent

Subscribed and sworn to before me
this 18th day of July, 2016.

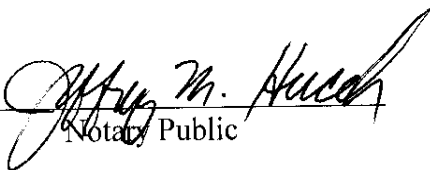

Notary Public

The grantees or their agent affirms and verifies that the name of the grantees 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.

Dated: July 27, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me
this 27th day of July, 2016.


Notary Public

