

UNOFFICIAL COPY

TRUSTEE'S DEED

Mail To:

Mark Sansonetti
5521 N. Cumberland Ave.
Chicago, Illinois 60656



Doc#: 1624317039 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2016 09:15 AM Pg: 1 of 2

Dec ID 20160801650676
ST/CO Stamp 1-555-270-464 ST Tax \$331.00 CO Tax \$165.50

Name & Address of Taxpayer

Gioacchino Prato
1427 S. Washington
Park Ridge, Illinois

169N008074392
The Grantor, **ALICE BOREANI**, as Successor Trustee under the provisions of the **Margaret C. Burns Land Trust Agreement Number One** dated **February 22, 2016** of 1367 James Court, Zionsville, IN 46077, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee of the aforementioned trust, and of every other power and authority the Grantor possesses, does hereby convey and warrant unto the Grantee, **GIOACCHINO PRATO, as an individual**, the following described real estate situated in the County of Cook, State of Illinois to wit:

LOT 16 IN GEORGE C. YOST'S SUBDIVISION OF PART OF LOT 1 IN DIVISION OF 42 ACRES OF LAND, THE WEST LINE DRAWN PARALLEL WITH THE EAST LINE THEREOF AND BEING ALL OF LOT 1 IN THE ASSESSOR'S DIVISION OF THE NORTH WEST QUARTER OF SECTION 1, AND EAST PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE NORTH EAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT 5 AND 6 IN BLOCK 2 IN TALCOTT TERRACE, BEING A SUBDIVISION OF LOT 2 IN DIVISION OF 42 ACRES OF LAND AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-01-134-005-0000

Property Address: 1427 S. Washington Ave., Park Ridge, Illinois 60068

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

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In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 23rd day of August, 2016.

Alice Burns Boreani (Seal)
ALICE BURNS BOREANI, as Successor Trustee

State of Indiana)
County of Boone)

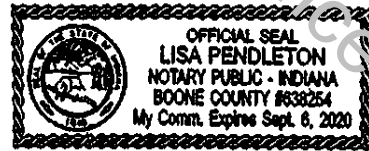
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALICE BURNS BOREANI, as Successor Trustee under the provisions of the The Margaret C. Burns Land Trust Agreement: Number One, dated February 22, 2016**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd day of August, 2016



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 42402

Lisa Pendleton
Notary Public



This instrument was prepared by:
John H. Ciprian Jr.
Reda Ciprian Magnone
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Suite 440
Chicago, IL 60631