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UNOFFICIAL COPY

16P5A092020NA  
\* IN TRUST  
W

Doc#: 1624439033 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2016 08:49 AM Pg: 1 of 4

**Warranty Deed \***

THE GRANTOR(S): **Theresa M. Rohret and Paul J. Rohret**, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey(s) and warrant(s) to: **An undivided one-half interest to Francesco**

Dec ID 20160801651206  
ST/CO Stamp 0-000-043-840 ST Tax \$230.00 CO Tax \$115.00

**Randazzo, as Trustee of the Francesco Randazzo Trust dated September 18, 1998; and an undivided one-half interest to Rosaria Randazzo, as Trustee of the Rosaria Randazzo Trust dated September 18, 1998,**

*694 YORKSHIRE LN. DES PLAINES, IL 60016*

the following described Real Property, which is not subject to Homestead laws and rights, located in the County of Cook, State of Illinois, to wit:

*TO HAVE AND TO HOLD IN ACCORDANCE WITH THE USES AND APPURTENANCES LISTED ON EXHIBIT "B" ATTACHED HERETO AND THE APART PLAN.*

SEE ATTACHED LEGAL DESCRIPTION  
*ON EXHIBIT "A"*

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer, all government taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; building and zoning laws, leases and tenancies; and general real estate taxes not due and payable at the time of Closing.

PIN # 08-13-307-016-0000

Commonly Known As: 700 Cavan Lane, Des Plaines, IL 60016

DATED THIS *23<sup>rd</sup>* DAY OF *August*, 2016

*Theresa M. Rohret*  
Theresa M. Rohret

*Paul J. Rohret*  
Paul J. Rohret

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **Theresa M. Rohret and Paul J. Rohret**, known to me to be the same person(s) whose name(s) are/is 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 set forth.

GIVEN UNDER MY HAND AND SEAL THIS 23<sup>rd</sup> DAY OF August, 2016

  
\_\_\_\_\_  
Notary Public




Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

Mail recorded deed to:

FRANCESCO RANDAZZO  
ROSAMIA RANDAZZO  
694 YORK STIRE LN  
DES PLAINES, IL 60016

LAW OFFICE OF  
GREGORY G. CASARDI  
5521 N. CUMBERLAND AVE  
SUITE 1109  
CHICAGO, IL 60630

 **DES PLAINES ILLINOIS**  
Real Estate Transfer Tax No. **60698**  
8/17/16 \$2.00 per \$1,000.00  
700 CAVEN DR  
CITY OF DES PLAINES

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EXHIBIT "A"

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## LEGAL DESCRIPTION

Order No.: 16PSA092020NA

**For APN/Parcel ID(s): 08-13-307-016-0000**

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LOT 19 IN BLOCK "Z" IN KUNTZE'S HIGH RIDGE KNOLLS, UNIT NUMBER 5, BEING A RESUBDIVISION OF LOT 21 TOGETHER WITH PARTS OF LOTS 10, 12 AND 20 OF THE OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT 13

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Successor Trustee appointed in the Trust is the one appointed herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.