

UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS) (General)

The Grantor, Michelangelo Sabatino, a single man, of 211 Southcote Road, Riverside, IL 60546, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Michelangelo Sabatino, Trustee of The Michelangelo Sabatino Declaration of Trust Dated October 18, 2016 of 211 Southcote Road, Riverside, IL 60546, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc# 1630713003 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/02/2016 09:30 AM PG: 1 OF 3

SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 15-25-311-001 0000 and 15-25-311-064-0000

Address of Real Estate: 211 Southcote Road, Riverside, IL 60546

DATED this 18<sup>th</sup> Day of October, 2016

*Michelangelo Sabatino*

Michelangelo Sabatino

State of Illinois )  
County of Cook ) ss.

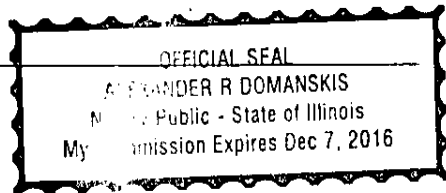
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelangelo Sabatino, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered 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 October, 2016.

*[Signature]*

Notary Public

Commission expires:



Compliance or Exemption Approved  
Village of Riverside

{00504306 }

BY: *[Signature]* 1

Date: 10/28/16

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Exempt from tax under 35 ILCS 200.31-45(e).

*Att. V. 11/11/16*\_\_\_\_\_  
Attorney for Grantee

Date: October 18, 2016

**LEGAL DESCRIPTION**

Premises commonly known as: 211 Southcote Road, Riverside, IL 60546

PIN: 15-25-311-001-0000 and 15-25-311-064-0000

**PARCEL 1: THE WESTERLY 25 FEET OF LOT 8 AND ALL OF LOT 9 IN THE RESUBDIVISION OF LOTS 1283 AND 1299 IN BLOCK 33 IN THIRD DIVISION OF RIVERSIDE IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.****PARCEL 2: LOT 1284 (EXCEPT THE SOUTH 75 FEET AS MEASURED ON THE WESTERLY AND EASTERLY LINES OF SAID LOT) IN BLOCK 33 IN THIRD DIVISION OF RIVERSIDE IN THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE EASTERLY 50 FEET OF THE NORTHERLY 25 FEET AND EXCEPT THE WESTERLY 75 FEET OF THE EASTERLY 125 FEET OF THE NORTHERLY 25 FEET THEREOF.****Prepared by and Return To:**Alexander R. Domanskis  
Boodell & Domanskis, LLC  
1 N. Franklin, #1200  
Chicago, IL 60606**Send Tax Bills to:**Michelangelo Sabatino  
211 Southcote Road  
Riverside, IL 60546

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## STATEMENT BY GRANTOR AND GRANTEE

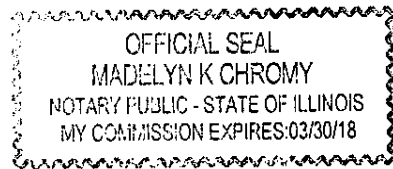
The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.



Alexander R. Domanskis, Agent

Dated: October 18, 2016

Subscribed and sworn to before me by the said Alexander R. Domanskis this 18<sup>th</sup> day of October, 2016



Notary Public:



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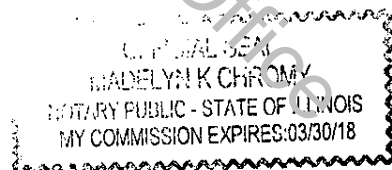
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.



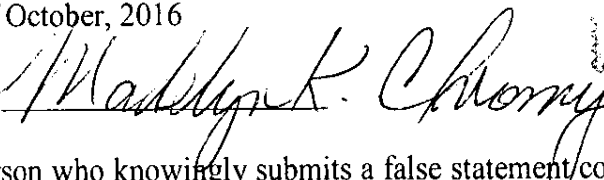
Alexander R. Domanskis, Agent

Dated: October 18, 2016

Subscribed and sworn to before me by the said Alexander R. Domanskis this 18<sup>th</sup> day of October, 2016



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, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]