



Doc# 1702010102 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/20/2017 12:56 PM PG: 1 OF 2

TRUSTEE'S DEED  
(ILLINOIS)

Property

THIS INDENTURE, Made this 6 day of January, 2017, John Cannone and Rosa Cannone, as Co-Trustees of John Cannone and Rosa Cannone Joint Tenancy Trust dated June 14, 2002, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEY and WARRANT to the GRANTEE, Andrzej Dziuban and Beata ~~Piotrowska~~, husband and wife, of 3111 Paris Avenue, ~~Northbrook, IL 60062~~, not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY all interest in the following described real estate, legally known as:  
\* PIOTROWSKA  
\* UNIT 207, RIVER GROVE, JL 60171

LOT FIFTEEN (15) IN BLOCK EIGHT (8) IN GEORGE GAUNTLETT'S FOREST DRIVE SUBDIVISION IN THE WEST HALF (1/2) OF FRACTIONAL SOUTH EAST QUARTER (1/4) NORTH OF THE INDIAN BOUNDARY LINE OF FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 12-23-418-015-0000  
PROPERTY ADDRESS: 3325 N. Plainfield Avenue, Chicago, IL 60634

SUBJECT TO: Only general real estate taxes not yet due and payable at the time of closing; Covenants, conditions and restrictions apparent or of record and Building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

12/17/17  
S R S S INT

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Trustee the day and year first above written.

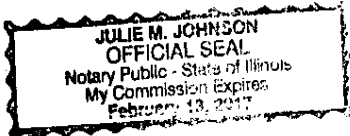
John Cannone CO-TRUSTEE  
John Cannone, Co-Trustee

Rosa Cannone Co-Trustee  
Rosa Cannone, Co-Trustee

STATE OF ILLINOIS           )  
  ) SS,  
COUNTY OF DEPAGE       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Cannone and Rosa Cannone 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 in the 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 notarial seal, this 6 day of January, ~~2016~~ <sup>2017</sup>



Julie M. Johnson  
Notary Public

THIS INSTRUMENT PREPARED BY  
Joerg Seifert Law Offices P.C.  
100 S. York Street, Ste. 200  
Elmhurst, IL 60126

MAIL TO:  
Katarzyna Sak  
7720 W. Touhy Avenue, Suite D  
Chicago, IL 60631-4234

SEND SUBSEQUENT TAX BILLS TO:  
Andrzej Dziuban and Beata Piotrowska  
3325 N. Plainfield Avenue  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		12-Jan-2017
COUNTY:		120.00
ILLINOIS:		240.00
<b>TOTAL:</b>		<b>360.00</b>
12-23-418-015-0000   201612067063   0-187-651-264		

REAL ESTATE TRANSFER TAX		12-Jan-2017
CHICAGO:		1,800.00
CTA:		720.00
<b>TOTAL:</b>		<b>2,520.00 *</b>
12-23-418-015-0000   20161201697063   0-102-950-080		

\* Total does not include any applicable penalty or interest due.