

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST (Illinois)

PREPARED BY AND MAIL TO:  
Mr. John W. Perozzi  
Law Offices of  
John W. Perozzi, P.C.  
11270 Patrick Court  
Frankfort, IL 60423-8188

Doc# 1704647037 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 11:07 AM PG: 1 OF 3

### TAXPAYER NAME & ADDRESS:

Mr. and Mrs. Louis A. Mazzone  
1816 North 79<sup>th</sup> Court  
Elmwood Park, IL 60707

THE GRANTORS, LOUIS M. MAZZONE AND MARY R. MAZZONE, husband and wife, residing at 1816 North 79<sup>th</sup> Court, Elmwood Park, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to LOUIS M. MAZZONE AND MARY R. MAZZONE AS TRUSTEES UNDER THE LOUIS A. MAZZONE AND MARY R. MAZZONE REVOCABLE LIVING TRUST DATED OCTOBER 17, 2016

### (GRANTEE'S ADDRESS)

1816 North 79<sup>th</sup> Court, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 5 ½ FEET OF LOT 22 AND ALL OF LOT 23 AND THE SOUTH 15 ½ FEET OF LOT 24 IN BLOCK 4 IN MILLS AND SONS 3<sup>RD</sup> ADDITION TO GREEN FIELDS BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-301-111-0000

Property Address: 1927 N. 78<sup>th</sup> Avenue, Elmwood Park, IL 60707

Exempt under the provisions of Paragraph e, Section 4/31-45, of the Illinois Real Estate Tax Code.

By Louis M. Mazzone Date: January 21, 2017

LOUIS M. MAZZONE

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers and authorities vested in said Trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 1 | 21 | 2017

SIGNATURE: *Louis M. Mazzone*  
LOUIS M. MAZZONE, GRANTOR AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

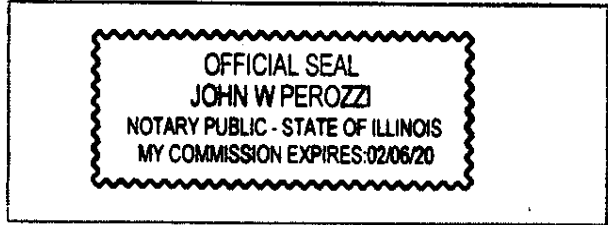
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): LOUIS M. MAZZONE

On this date of: 1 | 21 | 2017

NOTARY SIGNATURE: *John W. Perozzi*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 1 | 21 | 2017

SIGNATURE: *Louis M. Mazzone*  
LOUIS M. MAZZONE, GRANTEE AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

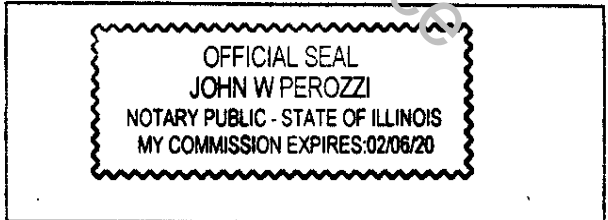
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): LOUIS M. MAZZONE, GRANTEE

On this date of: 1 | 21 | 2017

NOTARY SIGNATURE: *John W. Perozzi*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)