

170256303630

This instrument prepared by:

Joseph A. La Zara  
7246 W. Touhy  
Chicago, IL 60631



\*17068102340\*

oc# 1706810234 Fee \$40.00

Mail future tax bills to:

Gurpreet Singh and Mandeep Kaur  
1507 W. Lillian Avenue  
Arlington Heights, IL 60004

ASP FEE:\$9.00 RPRF FEE: \$1.00

AREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 12:15 PM PG: 1 OF 2

Mail this recorded instrument to:

~~Roger P. Galer  
225 W. Washington Street, Suite 2200  
Chicago, IL 60606~~

TRUSTEE'S DEED

This Indenture, made this 27th day of February, 2017, between Vito Zivoli as trustee of the Vito Zivoli Living Trust dated June 2, 2016 as to an undivided one-third interest, Joe Zivoli as trustee of the Joseph Zivoli Living Trust dated February 12, 2015 as to an undivided one-third interest, and Anthony Giannini, a married man, as to an undivided one-third interest, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated , and known as Vito Zivoli Living Trust and Joseph Zivoli Living Trust party of the first part, and Gurpreet Singh and Mandeep Kaur not as tenants in common but as joint tenants of 205 W. Miner St., #304, Arlington Heights, Illinois 60005, party of the second part.

~~NOT~~ \* BUT AS TENANTS BY THE ENTIRETY

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 45 IN LYNNWOOD SUBDIVISION UNIT NO. 4, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Permanent Index Number(s): 03-19-105-009-0000  
Property Address: 1507 W. Lillian Avenue, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX

07-Mar-2017



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

03-19-105-009-0000 | 20170201617641 | 1-426-664-128

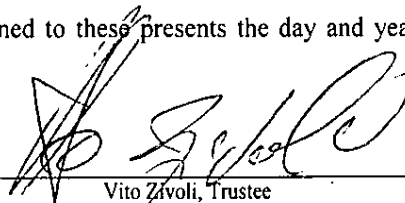
Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

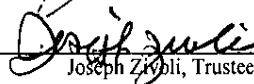
SEARCHED  
SERIALIZED  
INDEXED

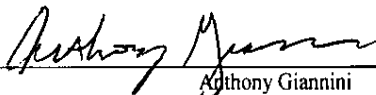
# UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
\_\_\_\_\_  
Vito Zivoli, Trustee

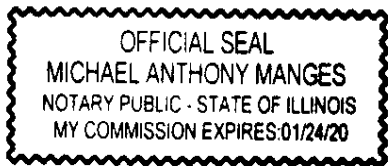
  
\_\_\_\_\_  
Joseph Zivoli, Trustee

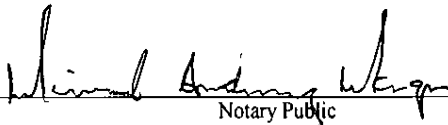
  
\_\_\_\_\_  
Anthony Giannini

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Vito Zivoli as trustee of the Vito Zivoli Living Trust dated June 2, 2016 as to an undivided one-third interest, as to an undivided one-third interest, Joseph Zivoli, aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 27<sup>th</sup> day of FEBRUARY, 2017.

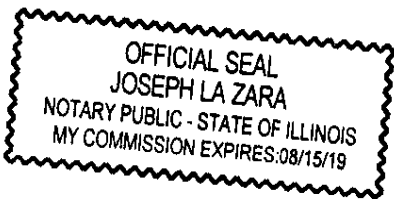


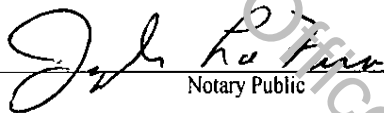
  
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joe Zivoli as trustee of the Joseph Zivoli Living Trust dated February 12, 2015 as to an undivided one-third interest, aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 28 day of FEBRUARY, 2017.

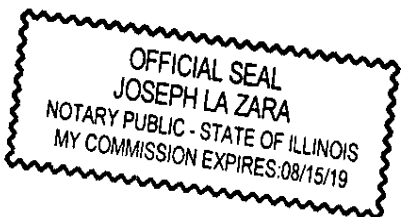


  
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony Giannini aforesaid personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared Before me this day in persona and acknowledged that he/she/they signed and delivered Said instrument as his/her/their free and voluntary act for the uses and purposes set Forth therein

Given under my hand and Notarial Seal this 28 day of FEBRUARY, 2017



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