



Chicago Title Insurance Company  
**TRUSTEE'S DEED**

**UNOFFICIAL COPY**



\*1720734104\*

Doc# 1720734104 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 02:39 PM PG: 1 OF 5

THIS INDENTURE, made on June 30, 2017 between Vincent M. Amato, not personally but as as Successor Trustee of the The Frances Amato Real Estate Trust under the provisions of a deed or deeds in trust duly recorded and delivered to said Successor Trustee in pursuance of a certain Trust Agreement dated November 26, 2010 known a party of the first part, and Nancy A, Martello and Victoria Martello, Joint tenants, 9252 S. Ridgeland Ave., Oak Lawn, Illinois 60453 party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

THIS IS NOT HOMESTEAD PROPERTY

**Commonly Known As** 9905 S. Ridgeland Ave., Unit #2, Oak Lawn, Illinois 60453

**Property Index Number** 24-08-300-037-1002

together with the tenements and appurtenances thereunto belonging.

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 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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

By Vincent M. Amato  
Vincent M. Amato, as Successor Trustee of  
The Frances Amato Real Estate Trust aforesaid, and not  
personally

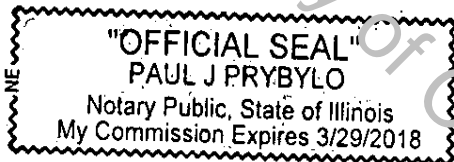
RE

**UNOFFICIAL COPY**

State of Illinois )  
 County of Cook )

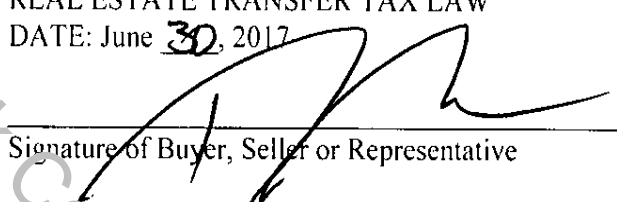
I, Paul J. Prybylo, a notary Public in and for said County, in the State aforesaid, do hereby certify Vincent M. Amato, as Successor Trustee of The Frances Amato Real Estate Trus, and not personally, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 30 day of June, 2017



  
 (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
4e SECTION 31 - 45,  
 REAL ESTATE TRANSFER TAX LAW  
 DATE: June 30, 2017

  
 Signature of Buyer, Seller or Representative

**Prepared By:** Paul J. Prybylo, Esq.  
 Hesik~Prybylo Law Offices  
 821 Garfield Street  
 Oak Park, Illinois 60304

**Mail To:**  
 Paul J. Prybylo, Esq.  
 Hesik~Prybylo Law Offices  
 821 Garfield Street  
 Oak Park IL 60304

**Name and Address of Taxpayer:**  
 Nancy A. Martello and Victoria Martello  
 9259 S. Ridgeland Ave.  
 Oak Lawn IL 60453

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## EXHIBIT 'A'

### Legal Description

**PARCEL 1:**

UNIT NUMBER 2 IN THE RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 14, 15 AND 16, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLY LYING EAST AND ADJOINING SAID LOTS, IN BLOCK 1 IN HENRY IPEMA'S SUBDIVISION NO. 2 OF PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0711515111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCELUSIVE RIGHT TO THE USE OF STORAGE SPACE S.A.2, A LIMITED COMMON ELEMENT AS DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0711515111.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated 6-30-17

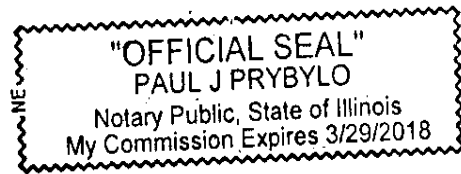
Signature

Vincent M. Amato  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 30 DAY OF JUNE,  
2017.

NOTARY PUBLIC

[Signature]



The grantee or his 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.

Dated 6-30-17

Signature

[Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 30 DAY OF JUNE,  
2017.

NOTARY PUBLIC

[Signature]



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 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 Tax Act.]

## UNOFFICIAL COPY



THE VILLAGE OF  
OAK LAWN

9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453  
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

**CERTIFICATE OF REAL ESTATE  
TRANSFER TAX EXEMPTION**

9905 S RIDGELAND APT 2  
Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 D of said Ordinance

Dated this 17TH day of JULY, 2017

  
Larry Deetjen  
Village Manager

DR. SANDRA BURY  
VILLAGE PRESIDENT

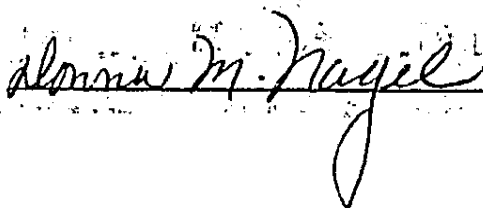
JANE M. QUINLAN, MMC  
VILLAGE CLERK

LARRY R. DEETJEN, CM  
VILLAGE MANAGER

VILLAGE TRUSTEES  
TIM DESMOND  
ALEX G. OLEJNICZAK  
THOMAS E. PIIFLAN  
WILLIAM R. STALKER  
ROBERT J. STIKIT  
TERRY VORDRER

SUBSCRIBED and SWORN to before me this

17TH Day of JULY, 2017

  
Donna M. Nagel

