

# UNOFFICIAL COPY



## TRUSTEE'S DEED

(ILLINOIS)

Doc# 1722134837 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 10:30 AM PG: 1 OF 3

### PREPARED BY/MAIL TO:

Hedeker Law, Ltd.  
One Overlook Point, Suite 610  
Lincolnshire, IL 60069-4319

### SEND SUBSEQUENT TAX BILLS TO:

DEBORAH C. FONTELA  
10 Cutters Run  
South Barrington, IL 60010

### REAL ESTATE TRANSFER TAX

09-Aug-2017



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

THIS INDENTURE, dated June 13, 2017, between DEBORAH C. FONTELA, not personally, but as sole Successor Trustee of the FONTELA LIVING TRUST, dated September 6, 2016 ("Party of the First Part"), and

17-09-216-018-1008 | 20170801603199 | 1-639-384-000

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

DEBORAH C. FONTELA, not personally, but as Trustee of the FONTELA SURVIVOR'S TRUST, dated September 20, 2016, of 10 Cutters Run, South Barrington, IL 60010, and DEBORAH C. FONTELA, not personally, but as Trustee of the FONTELA FAMILY TRUST, dated September 20, 2016, of 10 Cutters Run, South Barrington, IL 60010 ("Parties of the Second Part").

WITNESSETH, that said Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Quit-Claim unto each of said Parties of the Second Part an undivided fifty percent (50%) interest in and to the following described real estate, situated in Cook County, Illinois, to-wit:

UNIT 208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0601832099, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-09-216-018-1008

*17219-65*

Address of Real Estate: 225 West Huron Street, Unit 208, Chicago, IL 60611

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Parties of the Second Part, and to the proper use, benefit and behoof forever of said Parties of the Second Part.

REAL ESTATE TRANSFER TAX 09-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

*Bm*  
*3pgs*

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This deed is executed by the Party of the First Part, as sole Successor 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 first 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, the Party of the First Part has set her hand and seal on this 13<sup>th</sup> day of June, 2017.

*Deborah C. Fontela*  
DEBORAH C. FONTELA, as sole  
Successor Trustee, as aforesaid

State of Illinois, County of Lake ss.

I, IRENE BOOE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEBORAH C. FONTELA, as sole Successor Trustee as aforesaid, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

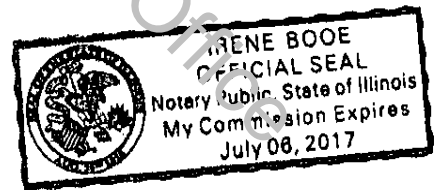
Given under my hand and official seal on this 13<sup>th</sup> day of June, 2017.

Commission expires: 7/6/17

*Irene Booe*  
NOTARY PUBLIC

The foregoing transfer of title/conveyance is hereby accepted by DEBORAH C. FONTELA, of 10 Cutters Run, South Barrington, IL 60010, as Trustee under the provisions of the FONTELA SURVIVOR'S TRUST, dated September 20, 2016, and as Trustee under the provisions of the FONTELA FAMILY TRUST, dated September 20, 2016

*Deborah C. Fontela*  
DEBORAH C. FONTELA, as Trustee, as aforesaid



COUNTY – ILLINOIS TRANSFER STAMPS  
Exempt under Section 31-45(e) of the Real Estate Transfer  
Tax Law and Section 74-106(5) of the Cook County Real  
Property Transfer Tax Ordinance

Date: 6/13/17

Signature: *Deborah C. Fontela*

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

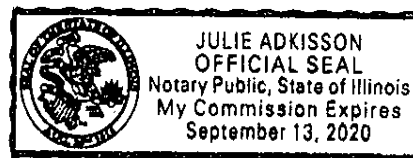
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title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

Date: June 16, 2017

*Frank Bose*  
Grantor or Agent

Subscribed and sworn to before me on this 16th day of June, 2017.

*Julie Adkisson*  
Notary Public



The grantee or his or 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.

Date: June 16, 2017

*Frank Bose*  
Grantee or Agent

Subscribed and sworn to before me on this 16th day of June, 2017.

*Julie Adkisson*  
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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)