

UNOFFICIAL COPY



17226552090

Doc# 1722655209 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2017 03:05 PM PG: 1 OF 4

WARRANTY DEED

PREPARED BY AND MAIL TO:

Gregory A. MacDonald
PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.
701 Lee Street, Suite 830
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

ANTHONY J. JERFITA
MARCELLA S. JERFITA
1619 Annapolis Drive
Glenview, Illinois 60026

THIS INDENTURE made this 4 day of August, 2017, between ANTHONY J. JERFITA and MARCELLA S. JERFITA, as trustees of the ANTHONY J. JERFITA LIVING TRUST, dated May 31, 2005, as to an undivided Fifty percent (50%) interest, and MARCELLA S. JERFITA and ANTHONY J. JERFITA, as trustees of the MARCELLA S. JERFITA LIVING TRUST, dated May 31, 2005, as to an undivided Fifty percent (50%) interest, both of 1619 Annapolis Drive, Glenview, Illinois 60026, in the County of Cook, **GRANTORS**, and MARCELLA S. JERFITA and ANTHONY J. JERFITA, as trustees of the MARCELLA S. JERFITA LIVING TRUST, dated May 31, 2005, of both of 1619 Annapolis Drive, Glenview, Illinois 60026, in the County of Cook, in the State of Illinois, **GRANTEE**,

WITNESSETH, that **GRANTORS**, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in **GRANTORS** as said Trustees, and of every other power and authority the **GRANTORS** hereunto enabling, does hereby convey and warranty, unto the **GRANTEE**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

August 4, 2017
Date

Marcella S. Jerfita
Grantor or Agent

Permanent Real Estate Index Number(s): 02-15-424-012-1007

Address(es) of Real Estate: 24 West Station Street, Unit 412W, Palatine, Illinois 60067

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 successors 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 or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest

UNOFFICIAL COPY

EXHIBIT A

Legal Description
24 West Station Street, Unit 412W
Palatine, Illinois 60067

PARCEL 1: UNIT 412W IN PROVIDENCE OF PALATINE CONDOMINIUM, AS DELINEATED ON THE PLAT OF THE FOLLOWING DESCRIBED PROPERTY;

(A) LOT 1 IN THE PROVIDENCE OF PLALTINE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND,

(B) EASEMENT FOR AN UNDERGROUND PARKING GARAGE---LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET BETWEEN THE HORIZONTAL PLANES OF 751.00 FEET AND 736.00 FEET (USGS 1929 DATUM) GRANTED BY THE VILLAGE OF PALATINE IN INSTRUMENT RECORDED AS DOCUMENT NO. 0608631063,

WHICH PLAT IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 27, 2006 AS DOCUMENT NUMBER 0608631064, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE 117LL, A LIMITED COMMON ELEMENT, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608631064, AND IN THE PLAT ATTACHED THERETO.

Permanent Index Number: 02-15-424-012-1007

Cook County Clerk's Office

UNOFFICIAL COPY

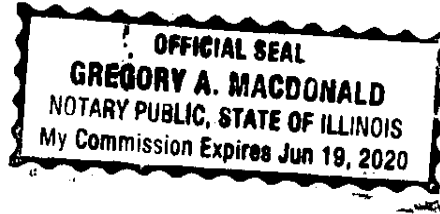
STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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 title to real estate under the laws of the State of Illinois.

Date August 4, 2017 Signature: Marcella S. Jersite
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 4 day of August, 2017.

Gregory A. MacDonald
Notary Public

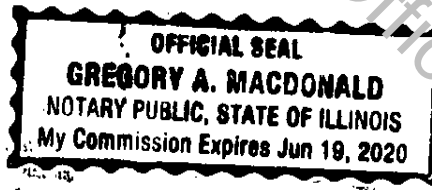


The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 8-4-17 Signature: Marcella S. Jersite
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 4 day of August, 2017.

Gregory A. MacDonald
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)