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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 Doc# 1722655209 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

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 10026, 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 (nabling, does hereby convey and warranty, unto the GRANTEE, the following described real estate situated in the County of Cock and State of Illinois, to wit:

See Attached Eshibit A

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

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

uxust 4,2017

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 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

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in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in 'ull force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers or their predecessor in trust.

The interest of each and every perceficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, coven nts, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights urue, and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises.

DATED this A.Z.C.	HY 2017.
Author Der	Marcella Solett
ANTHONY J. JERFITA, as trystee of the ANTHONY	MARCELLA S. JERFTIA, as trustee of the MARCELLA S.
J. JERFITA LIVING TRUST, dated May 31, 2005	JERFITA LIVING TRUST dated May 31, 2005
MARCELLA S. JERFITA, as trustee of the ANTHONY J. JERFITA LIVING TRUST, dated May 31, 2005	ANTHONY J. JERFITA as truste; of he MARCELLA S. JERFITA LIVING TRUST, dated May 31, 2005
STATE OF ILLINOIS)) SS	CO
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ANTHONY J. JERFITA and MARCELLA S. JERFITA, as trustees aforesaid, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Hugust 4, 2017. Given under my hand and notary seal, this OFFICIAL SEAL GREGORY A. MACDONALD

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires Jun 19, 2020

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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 1/2 OF THE SOUTHEAST 1/4 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 FECORDED 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 TTA

PLA

CONTECTO

CONTEC DOCUMENT NUMBER 0608631064, AND IN THE PLAT ATTACHED THERETO.

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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.

August 4, 2017 Signature:	Grantor or Agent	
Subscribed and sworn to before me by said Grantor this	OFFICIAL SEAL GREGORY A. MACDONALD NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Jun 19, 2020	
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, 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.		
8-4-17 Date Signature:	Grantee of Agent	
Subscribed and sworn to before me by said Grantee this	OFFICIAL SEAL GREGORY A. MACDONALD NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Jun 19, 2020	
Notary	3.	

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.)