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TRUSTEE'S DEED (ILLINOIS)

MAIL TO:

Joseph C. Carpino
2040 N Dunhill Court
Arlington Heights, IL 60004

Grantee



Doc# 1725104068 Fee \$42.00
 RHSP FEE: \$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 09/08/2017 03:43 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Keith S. Filipowski
Debra M. Filipowski
701 W. Rand Road, Unit 237
Arlington Heights, IL 60004

THIS INDENTURE, made this 9th day of August, 2017, between **JOSEPH C. CARPINO and GLORIA A. CARPINO**, as co-trustees under the **CARPINO FAMILY TRUST AGREEMENT dated January 6, 2012**, of the Village of Arlington Heights, County of Cook, State of Illinois, grantors, **CONVEY AND WARRANT their undivided one-half (1/2) interest** in the following described real estate in Cook County, Illinois, unto: **JOSEPH C. CARPINO and GLORIA A. CARPINO, husband and wife**, of 2040 N. Dunhill Court, Arlington Heights, Illinois 60004, grantees.

WITNESSETH, that grantors, in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said co-trustees and of every other power and authority the grantors hereunto enabling, do hereby convey and warrant unto the grantees, in fee simple, not in tenancy in common, but in **JOINT TENANCY**, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in **JOINT TENANCY** forever.

Subject to real estate taxes for 2017 and subsequent years, easements, covenants, conditions, restrictions and building lines of record.

Permanent Real Estate Index Number: **03-18-203-009-1082**

Address of Real Estate: **701 W. Rand Road, Unit 237, Arlington Heights, Illinois 60004**

Exempt under provision of
Paragraph E, Section 31-45
Property Tax Code
4.23.17
Date
Er May aragnb
Buyer, Seller or Representative

FIRST AMERICAN TITLE
FILE# 2874589

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08/07/2017 12:39

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PAGE 03/04

IN WITNESS WHEREOF, the grantors, as co-trustees as aforesaid, does hereunto set their hands and seals the day and year first above written.

Joseph C. Carpino 8/9/17

JOSEPH C. CARPINO,
as co-trustee as aforesaid

Gloria A. Carpino

GLORIA A. CARPINO,
as co-trustee as aforesaid

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, **JOSEPH C. CARPINO** and **GLORIA A. CARPINO**, personally known to me to be the same persons whose names 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, as such co-trustees, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 9th day of August, 2017.



Deanne Beth Cooper

Notary Public

PARCEL 1:

LEGAL DESCRIPTION
Unit 237 in The Fountains of Arlington Heights Condominiums, as delineated on a survey of the following described tract of land: Part of West 1/2 of the Northeast 1/4 of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0513219051 and amended by instrument recorded as Document Number 0625522171 and by instrument recorded as Document 0703131092; together with their undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of P-71 and S-65, limited common elements, as delineated on the survey as attached to the Declaration aforesaid recorded as Document Number 0513219051 and amended by instrument recorded as Document Number 0625522171 and by instrument recorded as Document 0703131092.

Permanent Real Estate Index Number: 03-18-203-009-1082

Address of Real Estate: 701 W. Rand Road, Unit 237, Arlington Heights, Illinois 60004

This instrument prepared by: John C. Haas, 115 S. Emerson Street, Mount Prospect, IL 60056 (847) 255-5400

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First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555
Phone: (630)799-7389
Fax: (866)583-4812

STATEMENT BY GRANTOR AND GRANTEE

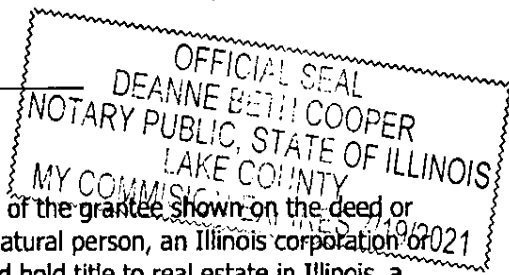
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: August 09, 2017

Signature: Joseph M. Caspino
Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on August 09, 2017.

Notary Public Deanne Beth Cooper



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: August 09, 2017

Signature: Deanne Beth Cooper
Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on August 09, 2017.

Notary Public Deanne Beth Cooper

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.)

