

# UNOFFICIAL COPY

**TRUSTEES' DEED**  
**(Trust to Individuals)**



Doc# 1733544073 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 01:02 PM PG: 1 OF 4

THIS INDENTURE, made  
July 20, 2017, by and  
between the GRANTOR,

**MARIO RONCHETTI**, and Daniel Ronchetti, *DR MR*

*1/1 Succ. DR MR*  
TRUSTEES,  
AGREEMENT DATED

NOVEMBER 17, 1999,

and the GRANTEE, "Mario Ronchetti and Daniel Ronchetti, Trustees, or their successors  
in interest, of the Mario Ronchetti Living Trust dated July 13, 2017, and any amendments  
thereto," of 7958 W. Addison St., Cook County, Chicago, Illinois 60634.

(Above space reserved for Recorder's use)

**WITNESSETH**, That Grantors, in consideration of the sum of Ten (\$10.00) Dollars, receipt  
whereof is hereby acknowledged, and in pursuance of the power and authority vested in the  
Grantors as said Trustees, and of every other power and authority the Grantors hereunto enabling,  
do hereby convey and warrant unto the Grantees, in fee simple, the following described Real  
Estate, situated in Chicago, Illinois, Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 12-24-100-084

Property Address: 7958 W. Addison St., Chicago, IL 60634

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, **FOREVER**.

*Mario Ronchetti*  
\_\_\_\_\_  
Mario Ronchetti, Successor  
Co-Trustee

*Daniel Ronchetti*  
\_\_\_\_\_  
Daniel Ronchetti,  
Successor Co-Trustee

Dated this 20<sup>TH</sup> day of July 2017.

*Ru*

# UNOFFICIAL COPY

Mario Ronchetti

Mario Ronchetti, Co-Trustee, of the Mario Ronchetti Living Trust dated July 13, 2017

Daniel Ronchetti

Daniel Ronchetti, Co-Trustee, of the Mario Ronchetti Living Trust dated July 13, 2017

REAL ESTATE TRANSFER TAX		01-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-24-100-084-0000 | 20171201662573 | 2-011-830-304

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

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DePue )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mario Ronchetti and Daniel Ronchetti, Co-Trustees of the Mario Ronchetti Living Trust dated July 13, 2017 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

*and successor Co-Trustees of the Agreement dated 11/17/99*  
Given under my hand and official seal this 20<sup>th</sup> day of July 2017.

[Signature]  
Notary Public

**INSTRUMENT PREPARED BY:**  
Lisa M. Gaspero and Carmen Gaspero  
Attorneys at Law  
Gaspero & Gaspero Attorneys at Law, P.C.  
2001 Butterfield Rd., Suite 1022  
Downers Grove, IL 60515



**AFTER RECORDATION MAIL TO:**

Gaspero & Gaspero,  
Attorneys at Law, P.C.  
2001 Butterfield Rd., Suite 1022  
Downers Grove, IL 60515

**GRANTEES' ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:**

Mario Ronchetti Living Trust  
dated July 13, 2017  
7958 W. Addison St.  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		01-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-24-100-084-0000 | 20171201662573 | 0-566-245-312

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## EXHIBIT A

Lot 1 in Cardamone's Addison Street Subdivision, being a Subdivision in the Northwest 1/4 of Section 24, Township 40 North, Range 12, East of the 3rd Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index No.: 12-24-100-084

Address of real estate: 7958 W. Addison Street,  
Chicago, Illinois 60634

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 9/22/2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Margaret A. O'Hare

By the said (Name of Grantor): Kathleen Fisher

On this date of: 9/22/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9/22/2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

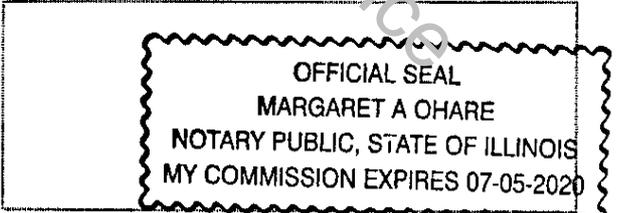
Subscribed and sworn to before me, Name of Notary Public: Margaret A. O'Hare

By the said (Name of Grantee): Kathleen Fisher

On this date of: 9/22/2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**