

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc# 1803945060 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2018 01:09 PM PG: 1 OF 5

THE GRANTORS, DARIUSZ SURY and BEATA SURY A/K/A BEATA PRZYBYCIEN-SURY, husband and wife, as joint tenants, of 8710 W. Fullerton Ave., River Grove, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE, an undivided one-half interest to Francesco Randazzo, as Trustee of the Francesco Randazzo Trust dated September 18, 1998 and any amendments thereto; and an undivided one-half interest to Rosaria Randazzo, as Trustee of the Rosaria Randazzo Trust dated September 18, 1998 and any amendments thereto, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached for legal description ON EXHIBIT "A"

SUBJECT TO: General taxes for <sup>2017</sup>~~2018~~ and subsequent years; covenants, conditions and restrictions of record, if any.

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 IN ACCORDANCE WITH THE USES & PURPOSES ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number: 12-26-323-<sup>023-</sup>~~23~~-0000 and 12-26-323-029-0000.

Address of Real Estate: 8710 W. Fullerton Ave., River Grove, IL 60171.

Dated this 5 day of February, 2018.

DARIUSZ SURY

BEATA SURY A/K/A BEATA PRZYBYCIEN-SURY

ATTN: 947 1st Fl. MD  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070



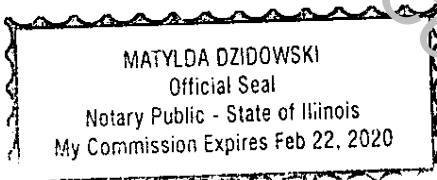
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INTA

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STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DARIUSZ SURY and BEATA SURY A/K/A BEATA PRZYBYCIEN-SURY, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of February, 20 18.



[Signature] (Notary Public)

**Prepared by:**  
JULITA KOCINSKI  
Kocinski Law Offices, LLC  
3311 N. Harlem Ave.  
Chicago, IL 60634

**Mail To:**  
~~Francesco and Rosaria Randazzo~~ GREGORY B. CASTALDI  
8710 W. Fullerton Ave. 5521 N. CUMBERLAND AVE #1109  
~~River Grove, IL 60171~~ CHICAGO, IL 60656

**Name and Address of Taxpayer:**  
Francesco and Rosaria Randazzo  
8710 W. Fullerton Ave.  
River Grove, IL 60171

REAL ESTATE TRANSFER TAX		08-Feb-2018
COUNTY:		252.50
ILLINOIS:		505.00
TOTAL:		757.50
12-26-323-023-0000   20180201694970   1-566-018-080		

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ALTA COMMITMENT 2006

File No. AT17947  
Associated File No:

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**EXHIBIT A**

**THE EAST 42 FEET OF THE WEST 84 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS:**

**A PART OF LOT 10 OF THE ASSESSOR'S DIVISION IN FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 11 (EXCEPT THE WEST 50 FEET THEREOF AS MEASURED ALONG THE NORTH LINE THEREOF) IN BLOCK 16, IN RHODES AND CLARKE'S SUBDIVISION OF 76.65 ACRES IN SECTIONS 26 AND 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF LOT 11 AFORESAID, 50 FEET EAST OF THE NORTHWEST CORNER OF LOT 11 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 11 AND THE EXTENSION EASTERLY OF THE NORTH LINE OF LOT 11 AFORESAID A DISTANCE OF 380 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 11 AFORESAID A DISTANCE OF 125.50 FEET TO THE NORTH LINE OF FULLERTON AVENUE; THENCE WEST ALONG THE NORTH LINE OF FULLERTON AVENUE A DISTANCE OF 380.0 FEET; THENCE NORTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 11, AFORESAID, 125.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**Address of Property:  
8710 W FULLERTON AVE  
RIVER GROVE, IL 60171**

**Parcel ID Number: 12-26-323-023-0000 & 029-0000**

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11 B 11

Exhibit

## Uses and Purposes

### THIS EXHIBIT IS ATTACHED TO AND MADE A PART OF THE DEED

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, the Trustee appointed in the Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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I, FRANCESCO RANDAZZO, TRUSTEE, ACCEPT THIS DEED IN TRUST

X *Francesco Randazzo*  
FRANCESCO RANDAZZO

I, ROSARIA RANDAZZO, TRUSTEE, ACCEPT THIS DEED IN TRUST

X *Rosaria Randazzo*  
ROSARIA RANDAZZO

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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RECORDER OF DEEDS**