

TRUSTEE'S DEED



180731305410

MAIL TO/PREPARED BY:

L. H. Kritt
Attorney-at-Law
2000 West Carroll Ave., Suite 502
Chicago, IL 60612

Doc# 1807313054 Fee \$40.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 11:50 AM PG: 1 OF 2

NAME & ADDRESS OF TAX PAYER:

A. Saccone & Sons
6310 North Cicero Avenue
Chicago, IL 60646

THE GRANTOR, JAMES A. SACCONI, SUCCESSOR TRUSTEE UNDER THE JAMES R. PETROZZINI REVOCABLE LIVING TRUST, DATED FEBRUARY 24, 2012, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE: JPSR - FULLERTON LTS, LLC, an Illinois limited liability company, all interest in the following described real estate, together with the improvements located thereon, in the City of Chicago, County of Cook, State of Illinois, to wit:

LOTS 36, 37, 38, 39, 40, 41, AND 42 IN BLOCK 7 IN FULLERTON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-30-400-041; 066; 038; 037
Property Address: 1702 W. Fullerton Ave., Chicago, IL 60614 14-30-400-037;
1662 W. Fullerton Ave., Chicago, IL 60614 14-30-400-038;
1660 W. Fullerton Ave., Chicago, IL 60614 14-30-400-066;
1654 W. Fullerton Ave., Chicago, IL 60614 14-30-400-041

This is a NON-HOMESTEAD PROPERTY, however, to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. This Deed is executed pursuant to the power and authority vested in the Grantor as Trustee, by the terms of said Trust.

Dated this 31 day of December 2017

Signature of James A. Saccone, Successor Trustee

REAL ESTATE TRANSFER TAX 12-Mar-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

STATE OF ILLINOIS)
COUNTY OF COOK)

14-30-400-041-0000 | 20180301615709 | 0-205-911-584

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

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JAMES A. SACCONI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and signed and delivered this instrument as his free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 31 day of December, 2017

Signature of Joseph A. Saccone, Jr., Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

Dated: 1/2/18

Signature of Representative: [Signature]

REAL ESTATE TRANSFER TAX 14-Mar-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-30-400-041-0000 | 20180301615709 | 0-659-043-872

Handwritten initials and number 6

UNOFFICIAL COPY

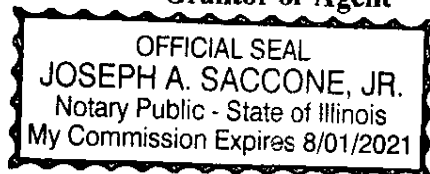
STATEMENT BY GRANTOR AND GRANTEE

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 1/9/18, 2018

Signature: *Rose Keel*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 9th day of JAN, 2018
Notary Public *Joseph A. Saccone, Jr.*



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 title to real estate under the laws of the State of Illinois.

Date 1/9/18, 2018

Signature: *Rose Keel*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 9th day of JAN, 2018
Notary Public *Joseph A. Saccone, Jr.*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)