UNOFFICIAL COPY

LV219567 TRUSTEE'S DEED



Doc# 1810608177 Fee \$40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2018 03:23 PM PG: 1 OF 2

)_

THIS INDENTURE, made this 5th day of April, 2018 by Dominic G. Panico, as Successor Trustee under the provisions of Panico Family Trust dated October 5, 1998 hereinafter referred to as Grantor, and Mickaela Nunziato, a single person of 10120 Lyndale Ave, of the of Melrose Park, County of Cook, State of IL and Julie Nunziato, married to Anthony Nunziato of 905 LaPorte Ave, of the Village of Melrose Park, County of Cook, State of IL, not in Tenancy in Common, but in JOINT TENANCY, hereinafter referred to as Grantees:

WHEREAS, Grantor is the c'uly acting Trustee of Panico Family Trust dated October 5, 1998, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, is a individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey Gr. Mickaela Nunziato, a single person of 10120 Lyndale Ave, Melrose Park, IL 60164 and Julie Nunziato, a married to Anthony Nunziato of 905 LaPorte Ave, Melrose Park, IL 60164, not in Tenancy in Common, Sut in JOINT TENANCY, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois commonly known as 10120 W Lyndale Avenue, Melrose Park, IL 60164, legally described as:

LOT 2 IN S.J. SCHULIST'S RESUBDIVISION OF LOT 32 IN FREDERIC'S H. BARTLETT'S FULLERTON AVENUE FARMS, BEING A SUBDIVISION OF THE NOILTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES THEREOF AND ALSO EXCEPT THE EAST 3 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Public and utility easements.

Permanent Index Number: 12-33-110-009-0000

Address(es) of Real Estate: 10120 W Lyndale Avenue, Melrose Park, IL 60164 - UNINCOR PORATED -

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

F	REAL ESTATE TRANSFER TAX			06-Apr-2018
_		A STATE OF THE PARTY OF THE PAR	COUNTY:	80.00
	No.	(30%)	ILLINOIS:	160.00
			TOTAL:	240.00
-	12-33-110	-009-0000	20180401635688	0-383-524-384

1810608177 Page: 2 of 2

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.

Dominic G Panico, as Trustee under the provisions of Panico Family Trust dated October 5, 1998

STATE OF ILLINOIS) ss COUNTY OF COOK)

I, the undersigned A Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominic 3. Panico, as Successor Trustee under the provisions of Panico Family Trust dated October 5, 1998 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 acknowledged that he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of April, 2018.

Commission expires 03/20/2021

OFFICIAL SEAL
BARRETT F. PEDERSEN
Notary Public - State of Illinois
My Commission Expires 3/20/2021

NOTARY PUBLIC

This instrument was prepared by: Barrett Pedersen, Attorney 2. Law, 9701 W. Grand Avenue, Franklin Park, Il 60131

MAIL TO:

William S. Ryan Attorney at Law 3101 25th Ave Franklin Park, IL 60131

SEND SUBSEQUENT TAX BILLS TO:

Mickaela Nunziato and Julie Nunziato 10120 W Lyndale Avenue Melrose Park, IL 60164