

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THE GRANTORS, JOSEPH GRISAFFI and JENNIFER M. GRISAFFI, husband and wife, 909 E. Kenilworth, Unit 120, Palatine, IL 60074, State of Illinois, for and in consideration of TEN DOLLARS, in hand paid, CONVEYS and WARRANTS TO JOSEPH GRISAFFI and JENNIFER M. GRISAFFI, as Trustees under THE JOSEPH AND JENNIFER GRISAFFI FAMILY LIVING TRUST, dated January 30, 2019, 909 E. Kenilworth, Unit 120, Palatine, IL 60074, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

and releasing all rights to Homestead under Illinois law.

Permanent Real Estate Index Number: 02-24-105-015-1019

Address of Real Estate: 909 E. Kenilworth, Unit 120, Palatine, IL 60074,

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not due and payable and subsequent years; and any liens, trust deeds or mortgages of record, if any.

Dated: January 30, 2019

Joseph Grisaffi (SEAL)
JOSEPH GRISAFFI

Jennifer M. Grisaffi (SEAL)
JENNIFER M. GRISAFFI

REAL ESTATE TRANSFER TAX		21-Feb-2019
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00
02-24-105-015-1019 20190201605217 0-127-042-976		

State of Illinois, County of Cook) SS

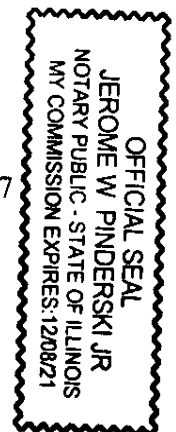
I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH GRISAFFI and JENNIFER M. GRISAFFI, husband and wife personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 January 30, 2019.

Commission expires.

[Signature]
Notary Public

This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067
Mail To and Send Tax Bills to: Joseph & Jennifer Grisaffi, Trustees,
909 E. Kenilworth, Unit 120, Palatine, IL 60074,

This Transaction is Exempt under
Paragraph 2 of the Real Estate
Tax for Act. ... Paul C. Pinderski 2-4-19



Doc# 1905255125 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2019 11:53 AM PG: 1 OF 3

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Exhibit A

Legal Description

Unit 120 as described in survey delineated on and attached two to and part of a declaration of condominium ownership registered on August 29, 1972 as document number 2644918

An undivided .9538 percentage interest (except the units delineated and described in said survey) in and to the following described premises:

Lot 5 excepting therefrom that part thereof described as follows:

Beginning at the Northwest corner of said Lot 5; thence Southeasterly along the North line of Lot 5 for a distance of 106.62 feet to a corner in the North line of Lot 5; thence East along the North line of Lot 5 for a distance of 63.93 feet; thence Southwesterly along a line that forms an angle of 100 degrees 30 minutes 24 seconds to the right with a prolongation of the last described course for a distance of 156.25 feet to a point in the Southerly line of Lot 5 that is 20.04 feet Southeasterly of a corner in the Southerly line of Lot 5 (as measured along the Southerly line of Lot 5); thence Northwesterly along the Southerly line of Lot 5 for a distance of 20.04 feet to a corner in the southerly line of Lot 5; thence west along the South line of Lot 5 for a distance of 122 feet to a point in the West line of Lot 5; thence North along the West line of Lot 5 for a distance of 165.25 feet to the place of beginning and excepting therefrom that part thereof described as follows:

Beginning at the most Southerly corner of said Lot 5; thence North 35 degrees 34 minutes 24 seconds West along the Westerly line of Lot 5 for a distance of 172.45 feet; thence Northeasterly for a distance of 286.77 feet to a point in the Easterly line of Lot 5 that is 30 feet Northwesterly of the most Easterly corner of Lot 5, as measured along the Easterly line of said Lot 5; thence Southeasterly along the Easterly line of Lot 5 for a distance of 30 feet to the most Easterly corner of Lot 5; thence Southwesterly along the Easterly line of Lot 5 for a distance of 285.94 feet to the place of beginning and excepting also that part thereof lying within the ingress and egress easement shown on the plat of Willow Creek Apartment Addition (hereinafter described), all in Willow Creek Apartment Addition, being a resubdivision of part of Willow Creek, a subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Willow Creek Apartment Addition registered in the Office of the Registrar of Titles of Cook County, Illinois, on December 28, 1979, as document number 2536651.

Property Address: 909 E. Kenilworth, Unit 120, Palatine, IL 60074

Permanent Index #: 02-24-105-015-1019

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 2 | 4 | 2019

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:

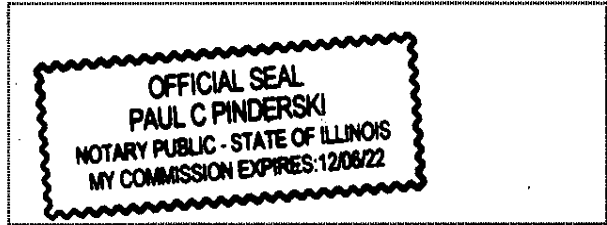
JOSEPH CRISAFFI

By the said (Name of Grantor): TERESA M. CRISAFFI

On this date of: 2 | 4 | 2019

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

DATED: 2 | 4 | 2019

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:

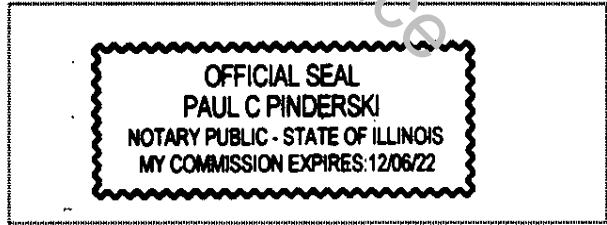
JOSEPH JENNIFER CRISAFFI

By the said (Name of Grantee): FIDELITY LIVINO TRUST

On this date of: 2 | 4 | 2019

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**