

UNOFFICIAL COPY

2019-00886-PT

TRUSTEES' DEED



1908555103D

Doc# 1908555103 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/26/2019 03:05 PM PG: 1 OF 2

Property:

4645 S. Knox Avenue
Chicago, IL 60632
PIN: 19-03-315-016-0000

Subsequent Tax Bills To:

Januska Enterprises, LLC
1111 Birch Lane
Western Springs, IL 60558

GRANTORS, **Andrea Frances Gagliani, as Trustee of The Andrea Frances Gagliani Living Trust Dated July 30, 2009,** and **Richard William Gagliani, as Trustee of The Richard William Gagliani Living Trust Dated July 30, 2009,** in consideration of Ten Dollars in hand paid and other good and valuable consideration, hereby convey, with covenants of warranty of title, to GRANTEE **JANUSKA ENTERPRISES, LLC**, an Illinois limited liability company, the above referenced Property, which is legally described in Exhibit "A" attached hereto.

DATED this 25th day of March, 2019.

**The Andrea Frances Gagliani
Living Trust Dated July 30, 2009**

**The Richard William Gagliani
Living Trust Dated July 30, 2009**

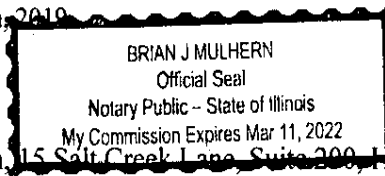
By: Andrea Frances Gagliani
Andrea Frances Gagliani, Trustee

By: Richard William Gagliani
Richard William Gagliani, Trustee

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County and State, **DO HEREBY CERTIFY** that **Andrea Frances Gagliani** and **Richard William Gagliani**, husband and wife, now of Western Springs, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as **Trustee of The Andrea Frances Gagliani Living Trust Dated July 30, 2009** and as **Trustee of The Richard William Gagliani Living Trust Dated July 30, 2009** respectively (or having produced sufficient identification), appeared before me this day in person and acknowledged signing the said instrument as a free and voluntary act on behalf of such Trusts, for the uses and purposes therein set forth.

Given under my hand and official seal
this 25th day of March, 2019.



Brian J. Mulhern
Notary Public

Prepared by: Brian J. Mulhern, 15 Salt Creek Lane, Suite 200, Hinsdale, IL 60521 (630) 850-9550

Upon Recording, Mail to: Januska Enterprises, LLC; 1111 Birch Lane, Western Springs, IL 60558

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

PREMIER TITLE

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EXHIBIT "A"

Legal Description

4645 S. Knox Avenue
Chicago, IL 60632
PIN: 19-03-315-016-0000



THE SOUTH 16 FEET OF THE NORTH 458.65 FEET OF LOT 1 (EXCEPT THE SOUTH 10 FEET OF THE EAST 20 FEET THEREOF) IN BARTLETT'S 48TH AVENUE SUBDIVISION OF LOT 'A' (EXCEPT RAILROAD) IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND (EXCEPT THE 90 FOOT STRIP OF ADJOINING CANAL) THAT PART OF THE NORTHWEST 1/4 SOUTH OF ILLINOIS AND MICHIGAN CANAL OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: Real estate taxes for 2018 (2nd Installment) and subsequent years; Covenants, conditions restrictions and easements of record.

| REAL ESTATE TRANSFER TAX | | 25-Mar-2019 |
|---|----------|-------------|
|  | CHICAGO: | 3,825.00 |
| | CTA: | 1,530.00 |
| | TOTAL: | 5,355.00 * |

19-03-315-016-0000 | 20190301630869 | 0-696-638-880

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

| REAL ESTATE TRANSFER TAX | | 25-Mar-2019 |
|---|-----------|-------------|
|  | COUNTY: | 255.00 |
|  | ILLINOIS: | 510.00 |
| | TOTAL: | 765.00 |

19-03-315-016-0000 | 20190301630869 | 2-096-557-472