

# UNOFFICIAL COPY

Trustee's Deed

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Mail to:  
Mary Ann Riccio and  
Frank A. Riccio Jr.  
806 Butternut Lane, Unit C  
Mount Prospect, IL 60056



Doc# 1909517082 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 10:30 AM PG: 1 OF 4

Name and Address of Taxpayer:  
Mary Ann Riccio and  
Frank A. Riccio Jr.  
806 Butternut Lane, Unit C  
Mount Prospect, IL 60056

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This Indenture made this 13th day of October, 2015 between MARY ANN RICCIO, not individually but as Trustee of THE MARY ANN RICCIO TRUST under a trust agreement dated the 27th day of October, 2010, of the Village of Mount Prospect, Cook County, Illinois, Grantor, and

MARY ANN RICCIO, a widower and not since remarried, and  
FRANK A. RICCIO JR. a single man  
of 806 Butternut Lane, Unit C, Mount Prospect, IL 60056  
not as tenants in common but as joint tenants,  
Grantees.

Witnesseth, the Grantor, in and for consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantees in fee simple, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 7-24-L-T IN OLD ORGHARD COUNTRY CLUB VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE. PORTIONS OF OLD ORCHARD COUNTRY CLUB VILLAGE, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 29, 1988 AND KNOWN AS TRUST N0.104695-00 AND RECORDED IN THE OFFICE OF

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THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 89159830, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AS AMENDED FROM TIME TO TIME.

Permanent Index Number: 03-28-204-035-1095

Common Address: 806 Butternut Lane, Unit C, Mount Prospect, IL 60056

together with the tenements, herditaments and appurtenances thereunto belonging or in any wise appertaining.

In witness whereof the Grantor, as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

THE MARY ANN RICCIO TRUST

Mary Ann Riccio  
Mary Ann Riccio, as Trustee aforesaid

State of Illinois  
County of Cook

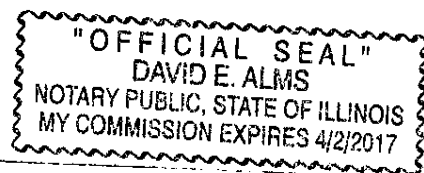
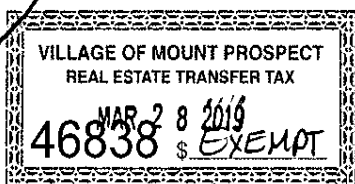
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Ann Riccio, not individually but as Trustee of THE MARY ANN RICCIO TRUST under a trust agreement dated the 27th day of October, 2010, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of October, 2015.

DA

Notary Public

my commission expires: 4/2/2017



REAL ESTATE TRANSFER TAX		05-Apr-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
03-28-204-035-1095   20190401636280   0-655-098-784		

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IMPRESS SEAL HERE

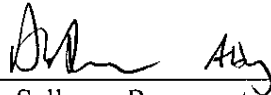
COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
6, SECTION 4, REAL ESTATE TRANSFER ACT.

NAME AND ADDRESS OF  
PREPARER

David E. Alms  
2800 W. Higgins Road, Suite 605  
Hoffman Estates, IL 60169

DATE: 10/13/15

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 4 11 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:

By the said (Name of Grantor): David E. Alms, Btkg

On this date of: 4 11 2019

NOTARY SIGNATURE: [Signature]

Lauren miskell

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

DATED: 4 11 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:

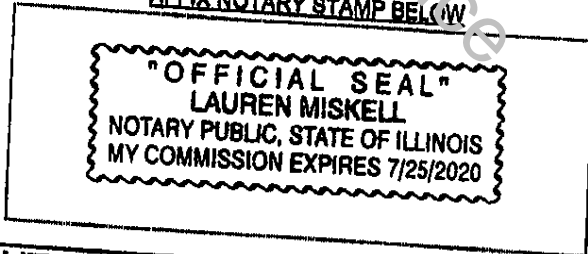
By the said (Name of Grantee): David E. Alms Btkg

On this date of: 4 11 2019

NOTARY SIGNATURE: [Signature]

Lauren miskell

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