

# UNOFFICIAL COPY

## TRUSTEE'S DEED

**Mail To:**

Edward E. Reda Jr.  
 Reda Ciprian Magnone  
 8501 W. Higgins Rd.  
 Suite 440  
 Chicago, IL 60631

Doc#: 1916949441 Fee: \$98.00  
 Edward M. Moody  
 Cook County Recorder of Deeds  
 Date: 06/18/2019 01:52 PM Pg: 1 of 4

Dec ID 20190601603703  
 ST/CO Stamp 1-007-292-512  
 City Stamp 0-572-559-456

**Name & Address of Taxpayer**

Arthur Alvear  
 7574 W. Palatine Ave.  
 Chicago, IL 60631

The Grantors, **ARTHUR ALVEAR, Co-Trustee of The Arthur Alvear and Ann M. Alvear Trust dated March 29, 2001, of 7574 W. Palatine Ave., Chicago, IL 60631 and ANN M. ALVEAR, as Co-Trustee of The Arthur Alvear and Ann M. Alvear Trust dated March 29, 2001, of 414 Satinwood Terrace, Buffalo Grove, IL 60089,** for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Co-Trustees of the aforementioned trust, and of every other power and authority the Grantors possess, do hereby convey and warrant unto the Grantee, **ARTHUR ALVEAR, divorced and not since remarried,** the following described real estate situated in the County of Cook, State of Illinois to wit:

**THE WEST 10.0 FEET OF LOT 186, ALL OF LOT 187, ALL OF LOT 188, IN SCHLEITER'S ADDITION TO NORWOOD PARK, IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 12-01-201-094-0000 and 12-01-201-026-0000**

**Property Address: 7574 W. PALATINE AVE., CHICAGO, IL 60631**

*1/2 Chicago Title  
 19005933WL*

REAL ESTATE TRANSFER TAX		14-Jun-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00


12-01-201-094-0000 | 20190601603703 | 0-572-559-456  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		14-Jun-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

12-01-201-094-0000 | 20190601603703 | 1-007-292-512

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In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 2 day of May, 2019.

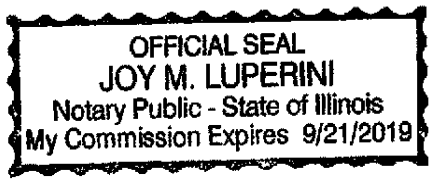
  
\_\_\_\_\_  
(Seal)  
**ARTHUR ALVEAR, as Co-Trustee**

  
\_\_\_\_\_  
(Seal)  
**ANN M. ALVEAR, as Co-Trustee**

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 **ARTHUR ALVEAR and ANN M. ALVEAR, as Co-Trustees of the Arthur Alvear and Ann M. Alvear Trust dated March 29, 2001**, personally known to me to be the same 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 notarial seal, this 2 day of May, 2019.



  
\_\_\_\_\_  
**Notary Public**

Exempt under Provisions of Paragraph E Section 4, Real Estate Transfer Act

Date 5/2/19.

  
\_\_\_\_\_  
Signature of Buyer, Seller, or Representative

This instrument was prepared by:  
Edward E. Reda Jr.  
Reda Ciprian Magnone  
8501 W. Higgins Rd.  
Suite 440  
Chicago, IL 60631

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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: 5 | 2 | 20 19

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

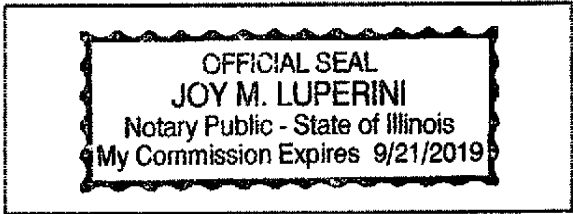
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Ann M. Alvear

On this date of: 5 | 2 | 20 19

NOTARY SIGNATURE: [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: 5 | 2 | 20 19

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

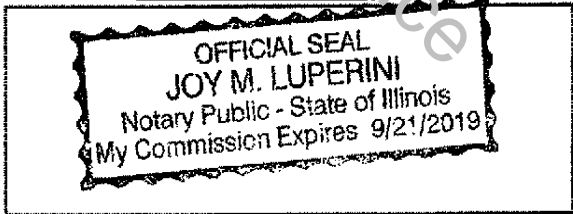
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Arthur Alvear

On this date of: 5 | 2 | 20 19

NOTARY SIGNATURE: [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)**)

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## LEGAL DESCRIPTION

**Order No.:** 19005933WC

**For APN/Parcel ID(s):** 12-01-201-026-0000 and 12-01-201-094-0000

THE WEST 10 FEET OF LOT 186 AND ALL OF LOTS 187 AND 188 IN SCHLEITER'S ADDITION TO NORWOOD PARK A SUBDIVISION OF LOT 12 IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office