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TRUSTEE'S DEED (ILLINOIS)



Doc# 1922022063 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2019 12:05 PM PG: 1 OF 4

THIS INDENTURE, made this 7th day of August, 2019, between **The Donald J. Romano, Sr. 2015 Trust U/A/D 10/22/15** by Florence Romano and Daniel Romano as Trustees, Grantor, and **Daniel Romano**, Grantee.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustees, and of every other power and authority the Grantor hereunto enabling, does hereby convey and Quit Claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

See Legal Description Attached as Exhibit "A"

commonly known as: 1040 N. Lake Shore Dr, Unit 35D Chicago, Illinois 60611
Permanent Tax No: 17-03-202-061-1124

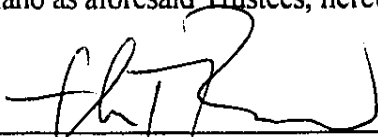
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustees as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor, **The Donald J. Romano, Sr. 2015 Trust U/A/D 10/22/15** by Florence Romano and Daniel Romano as aforesaid Trustees, hereunto sets their hand and seal the day and year first above written.



Florence Romano as trustee as aforesaid (SEAL)

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Daniel Romano (SEAL)
Daniel Romano as trustee as aforesaid

State of Illinois, County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Florence Romano and Daniel Romano as Trustees of **The Donald J. Romano, Sr. 2015 Trust U/A/D 10/22/15**, 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 as such trustees for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of AUGUST, 2019.

Commission expires: 02/27/2021



[Signature]
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		08-Aug-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-03-202-061-1124 | 20190801650371 | 0-233-430-112

THIS INSTRUMENT WAS PREPARED BY:


Marc C. Smith
Fox Rothschild LLP
353 N. Clark St, Ste 3650
Chicago, Illinois 60654

SEND SUBSEQUENT TAX BILLS TO:

Daniel Romano
1040 N. Lake Shore Dr.
Unit 35D
Chicago, Illinois 60611

MAIL TO:

Daniel Romano
1040 N. Lake Shore Dr, Unit 35D
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		08-Aug-2019
 CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: 8/7/2019

Daniel Romano
Buyer, Seller or Representative

17-03-202-061-1124 | 20190801650371 | 2-124-078-176

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

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LEGAL DESCRIPTION

UNIT NO. 35-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 19333014 IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO TOGETHER WITH LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 3 1/2 FEET THEREOF OF SAID LOT 3) IN PALMER AND BORDEN'S RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION, BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

LOT 4 AND SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDEN'S RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMERS LAKE SHORE DRIVE ADDITION TO CHICAGO ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS INC., RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19899524; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Commonly known as 1040 N. Lake Shore Dr., Unit 35D, Chicago, IL 60611
PIN: 17-03-202-061-1124

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STATEMENT BY GRANTOR AND GRANTEE

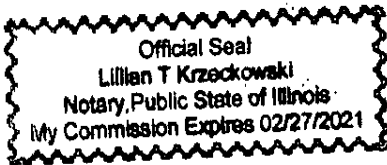
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 8/7, 2019

Signature: *Samuel Roman*
Grantor or Agent

Subscribed and sworn to before me by the said affiant this 7th day of AUGUST, 2019.

NOTARY PUBLIC *Lillian T Krzackowski*



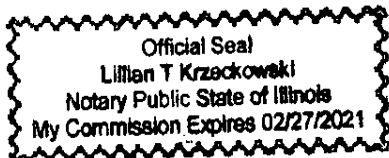
The Grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 8/7, 2019

Signature: *Samuel Roman*
Grantee or Agent

Subscribed and sworn to before me by the said affiant this 7th day of AUGUST, 2019.

NOTARY PUBLIC *Lillian T Krzackowski*



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.