

# UNOFFICIAL COPY



Doc# 2003117076 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 02:10 PM PG: 1 OF 4

## QUIT CLAIM DEED

**THE GRANTORS, SEAN VITALE and STEPHANIE TOMAL, n/k/a STEPHANIE VITALE, husband and wife,** of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and QUITCLAIM to Sean Vitale and Stephanie Vitale, as co-Trustees of the Vitale Family Living Trust, u/a dated January 24, 2020,** whose settlors and primary beneficiaries are Sean Vitale and Stephanie Vitale, husband and wife, 1724 N. Winnebago, Unit C, Chicago, Illinois 60647, all interest in the following real estate situated in Cook County, State of Illinois to wit:

### SEE EXHIBIT A ATTACHED

TO HAVE AND TO HOLD as Tenants by the Entirety and not as Joint Tenants nor as Tenants in Common.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time at the time of the execution of this instrument, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Permanent Real Estate Index Number: 14-31-319-056-0000  
Address(es) of Real Estate: 1724 N. Winnebago, Unit C, Chicago, IL 60647

Dated this 24<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
SEAN VITALE

\_\_\_\_\_  
~~STEPHANIE TOMAL~~, now known as STEPHANIE VITALE

S  
V  
P  
4

REAL ESTATE TRANSFER TAX	31-Jan-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	31-Jan-2020
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-31-319-056-0000 | 20200101606141 | 1-103-524-704

14-31-319-056-0000 | 20200101606141 | 1-612-856-160

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

E  
INTSB

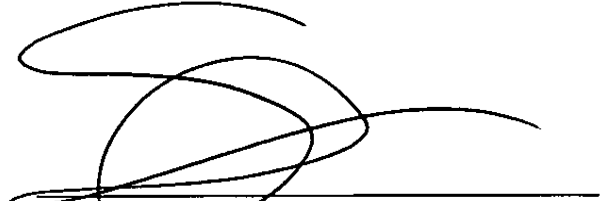
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## ACCEPTANCE BY TRUSTEES

We, Sean Vitale and Stephanie Vitale, 1724 N. Winnebago, Unit C, Chicago, Illinois 60647, as Trustees under the provisions of the Vitale Family Living Trust, u/a dated January 24, 2020, hereby accept the conveyance of the property described in this instrument to said Trust.

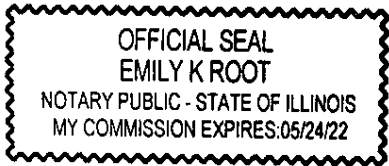
Dated this 24<sup>th</sup> day of January, 2020.

  
Sean Vitale, Trustee

  
Stephanie Vitale, Trustee

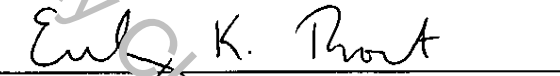
STATE OF ILLINOIS

COUNTY OF COOK

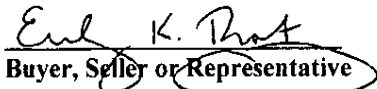


I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that **Sean Vitale and Stephanie Tomal, now known as Stephanie Vitale**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, both personally and as Trustees, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a 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, this 24<sup>th</sup> day of January, 2020.

  
Notary Public  
Commission expires: 05/24/22

Exempt under Paragraph (e), Section 31-45;  
Illinois Real Estate Transfer Tax Act

1/24/20   
Date Buyer, Seller or Representative

Prepared: Sexauer Law, P.C., 150 N. Michigan Avenue, Suite 800, Chicago, Illinois 60601

Tax Bills: Sean Vitale and Stephanie Vitale, 1724 N. Winnebago, Unit C, Chicago, Illinois 60647

Mail to: Sexauer Law, P.C., 150 N. Michigan Avenue, Suite 800, Chicago, Illinois 60601

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## EXHIBIT A

PARCEL 1: UNIT C – THAT PART OF LOTS 27, 28, 29 AND 30 (EXCEPT THE SOUTHEASTERLY 15 FEET OF SAID LOT 30) TAKEN AS A SINGLE TRACT OF LAND IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING (SAID NORTHEASTERLY LINE OF SAID TRACT ALSO BEING THE SOUTHWESTERLY LINE OF N. WINNEBAGO AVENUE); THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 14.32 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 3.0 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING, ALSO THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 29.47 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 60.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT A DISTANCE OF 19.73 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 22.25 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 8.41 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, 25.42 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, 11.32 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST, 47.67 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR COMPASS POINT HOMEOWNERS' ASSOCIATION RECORDED OCTOBER 17, 1997 AS DOCUMENT NUMBER 97774171.

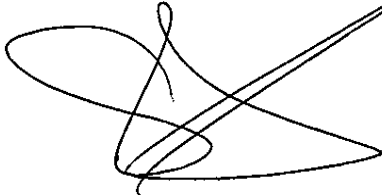
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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 24<sup>th</sup> day of January, 2020.

  
SEAN VITALE

  
STEPHANIE TOMAL, now known as  
STEPHANIE VITALE


Subscribed and sworn to before me by the said Sean Vitale and Stephanie Tomal, now known as Stephanie Vitale, this 24<sup>th</sup> day of January, 2020

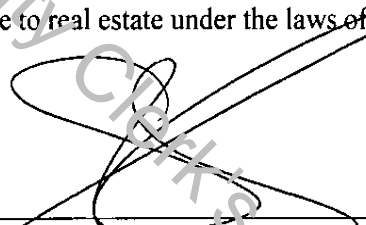


Notary Public: 

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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.

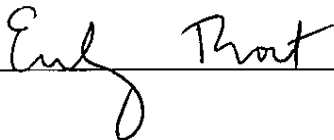
Dated this 24<sup>th</sup> day of January, 2020.

  
SEAN VITALE

  
STEPHANIE VITALE

Subscribed and sworn to before me by the said Sean Vitale and Stephanie Vitale, this 24<sup>th</sup> day of January, 2020



Notary Public: 

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)