

# UNOFFICIAL COPY

Doc#: 2014820053 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/27/2020 10:18 AM Pg: 1 of 3

Dec ID 20200401671024

City Stamp 0-539-612-384

## QUIT CLAIM DEED

**THE GRANTORS, THOMAS F. VILLANTI and ASHLEE E. CUZA, 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:

**Thomas F. Villanti and Ashlee E. Cuza, as co-Trustees of the Thomas F. Villanti Living Trust, u/a dated April 8, 2020**, whose settlor and primary beneficiary is Thomas F. Villanti, 2416 N. Campbell Avenue, Chicago, Illinois 60647, and **Ashlee E. Cuza and Thomas F. Villanti, as co-Trustees of the Ashlee E. Cuza Living Trust, u/a dated April 8, 2020**, whose settlor and primary beneficiary is Ashlee E. Cuza, 2416 N. Campbell Avenue, Chicago, Illinois 60647

all interest in the following real estate situated in Cook County, State of Illinois to wit:

LOT 45 IN BLOCK 21 IN CROSBY AND OTHERS' SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

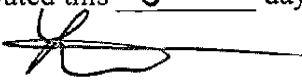
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time at the time of the execution of this instrument, hereby 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: 13-25-429-028-0000

Address(es) of Real Estate: 2416 N. Campbell Avenue, Chicago, Illinois 60647

Dated this 8<sup>th</sup> day of April, 2020, while physically present in the state of Illinois.

  
\_\_\_\_\_  
THOMAS F. VILLANTI

  
\_\_\_\_\_  
ASHLEE E. CUZA

  
\_\_\_\_\_  
AEC

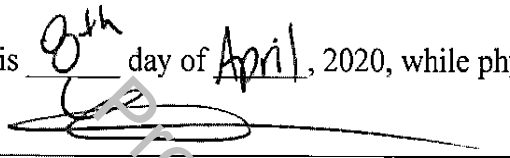
  
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TFV

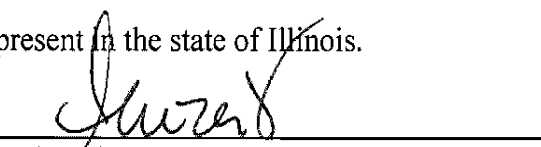
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## ACCEPTANCE BY TRUSTEES

We, Thomas F. Villanti and Ashlee E. Cuza, 2416 N. Campbell Avenue, Chicago, Illinois 60647, as Trustees under the provisions of the Thomas F. Villanti Living Trust, u/a dated April 8, 2020 and the Ashlee E. Cuza Living Trust, u/a dated April 8, 2020, while physically present in the state of Illinois, hereby accept the conveyance of the property described in this instrument to said Trusts.

Dated this 8<sup>th</sup> day of April, 2020, while physically present in the state of Illinois.

  
Thomas F. Villanti, Trustee

  
Ashlee E. Cuza, Trustee

STATE OF ILLINOIS


ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, while physically present in the state of Illinois, do hereby certify that **Thomas F. Villanti and Ashlee E. Cuza**, 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 remotely, 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 8<sup>th</sup> day of April, 2020.

  
Notary Public  
Commission expires: 05/24/22

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

4/8/20   
Date Buyer, Seller or Representative

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

Tax Bills: Thomas F. Villanti and Ashlee E. Cuza, 2416 N. Campbell Avenue, Chicago, Illinois 60647

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

REAL ESTATE TRANSFER TAX	05-May-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



  
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13-25-429-028-0000 | 20200401671024 | 0-539-612-384

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

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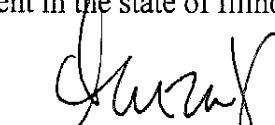
## STATEMENT BY GRANTOR AND GRANTEE

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 8<sup>th</sup> day of April, 2020, while physically present in the state of Illinois.



THOMAS F. VILLANTI



ASHLEE E. CUZA

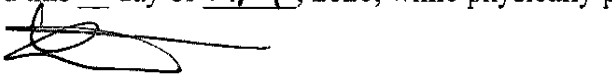
Subscribed and sworn to remotely before me by the said Thomas F. Villanti and Ashlee E. Cuza, this 8<sup>th</sup> day of April, 2020



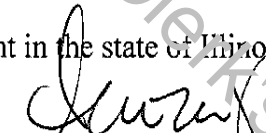
Notary Public: Emily K. Root

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 8<sup>th</sup> day of April, 2020, while physically present in the state of Illinois.

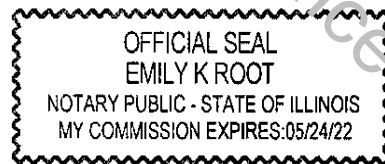


THOMAS F. VILLANTI



ASHLEE E. CUZA

Subscribed and sworn to remotely before me by the said Thomas F. Villanti and Ashlee E. Cuza, this 8<sup>th</sup> day of April, 2020



Notary Public: Emily K. Root

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.

  
AEC

  
TFI