

UNOFFICIAL COPY

Doc#: 2026212134 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/18/2020 11:16 AM Pg: 1 of 2

Dec ID 20200701641760
ST/CO Stamp 0-879-582-944 ST Tax \$365.00 CO Tax \$182.50

This instrument prepared by:

Joseph A. La Zara
7246 W. Touhy
Chicago, IL 60631

10/2

Mail future tax bills to:

Jesse Abernethy and Meghan M. Abernethy
224 S. Harvard Avenue
Arlington Heights, IL 60005

Mail this recorded instrument to:

Drost Kivlahan McMahon & O'Connor
11 S. Dunton Ave.
Arlington Heights, IL 60005

200256304538

TRUSTEE'S DEED

This Indenture, made this 27th day of July, 2020, between Filippo S. Citrano, as Trustee of the Filippo S. Citrano Living Trust dated March 24, 2005 and Giovanna M. Citrano as Trustee of the Giovanna M. Citrano Living Trust dated March 24, 2005, party of the first part, and Jesse Abernethy and Meghan M. Abernethy, husband and wife, of 1458 W. Blackhawk St., Apt. 3R, Chicago, Illinois, party of the second part, not as Tenants in Common nor Joint Tenants, but as Tenants by the Entirety.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 181 IN UNIT "C" IN REUTER'S WESTGATE SUBDIVISION NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-31-104-031-0000

Property Address: 224 S. Harvard Avenue, Arlington Heights, IL 60005

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Filippo S. Citrano

Filippo S. Citrano - Trustee

Giovanna M. Citrano

Giovanna M. Citrano - Trustee

STATE OF ILLINOIS

COUNTY OF COOK

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) SS
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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Filippo S. Citrano, as Trustee of the Filippo S. Citrano Living Trust dated March 24, 2005 and Giovanna M. Citrano as Trustee of the Giovanna M. Citrano Living Trust dated March 24, 2005, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 27th day of July, 2021.

Michael Anthony Manges
Notary Public

