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PTC20-11216
1 of 2

**TRUSTEE'S DEED
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)**

Doc#: 2030406137 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/30/2020 01:58 PM Pg: 1 of 3

Dec ID 20200901610222
ST/CO Stamp 1-471-174-112

PRECISION TITLE

Above Space for Recorder's Use Only

This Agreement made this 28th day of May, 2020, between **LEA CIVITELLA**, as sole surviving Trustee under the terms and provisions of a certain Trust Agreement dated March 1st, 2000 and known as Joint Declaration of Trust of **DELFINO CIVITELLA** and **LEA CIVITELLA**, Grantor and

MARK A. CIVITELLA, of 1625 South Crescent Avenue, Park Ridge, of the County of Cook and State of Illinois, Grantee

WITNESSES: The Grantor in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee:

PARCEL 1:

LOT 23 IN BLOCK 24 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE VACATED PUBLIC ALLEY EAST OF AND ADJOINING LOT 23 IN BLOCK 24 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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



Permanent Real Estate Index Number: 12-02-232-002-0000

Address of real estate: 1625 South Crescent Avenue, Park Ridge, Illinois 60068



**CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP**

NO. 36032

REAL ESTATE TRANSFER TAX		28-Sep-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

12-02-232-002-0000 | 20200901610222 | 1-471-174-112

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IN WITNESS WHEREOF, the grantor, as sole surviving trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

Lea Civitella
LEA CIVITELLA, as Trustee 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 LEA CIVITELLA, as sole surviving Trustee under the terms and provisions of a certain Trust Agreement dated March 1st, 2008 and known as Joint Declaration of Trust of DELFICO CIVITELLA and LEA CIVITELLA, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of May, 2020.

Commission expires



Stephen P. DiSilvestro
NOTARY PUBLIC

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

Lea Civitella

Date: 5/28/20

This instrument was prepared by: Stephen P. Di Silvestro
5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

Mr. Stephen P. Di Silvestro
Attorney at Law
5231 N. Harlem Avenue
Chicago, Illinois 60656

SEND SUBSEQUENT TAX BILLS TO:

Mark Civitella
1625 S. Crescent Avenue
Park Ridge, IL 60068

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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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5/28/20

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 28TH day of MAY, 20

[Handwritten Signature]
Notary Public



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5/28/20

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 28TH day of MAY, 20

[Handwritten Signature]
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.

(Attached 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.)