

UNOFFICIAL COPY

This instrument prepared by:

Joseph A. LaZara
7246 W. Touhy
Chicago, IL 60631

Doc# 2113121291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 02:44 PM Pg: 1 of 2

Mail future tax bills to:

VL Development LLC,
an Illinois limited liability company
2306 N. Pine Avenue
Arlington Heights, IL 60004

Dec ID 20210401616171
ST/CO Stamp 1-394-987-280 ST Tax \$290.00 CO Tax \$145.00

Mail this recorded instrument to:

Nazar Kasuba
444 N. Wabash Avenue, Suite 210
Chicago, IL 60611

TRUSTEE'S DEED

This Indenture, made this 28th day of April, 2021, between Joseph Zivoli, as Trustee of the Joseph Zivoli Living Trust dated February 12, 2015, as to an undivided 1/2 interest and Vito Zivoli, as Trustee of the Vito Zivoli Living Trust dated June 2, 2016, as to an undivided 1/2 interest, party of the first part, and VL Development LLC, an Illinois limited liability company of 7849 W. Foster Avenue, Norridge, Illinois 60706, party of the second part.

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 13 IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-17-105-009-0000

Property Address: 2306 N. Pine Avenue, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2021 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.

x Joseph Zivoli

Joseph Zivoli - Trustee

x Vito Zivoli

Vito Zivoli - Trustee

STATE OF ILLINOIS)
COUNTY OF COOK)

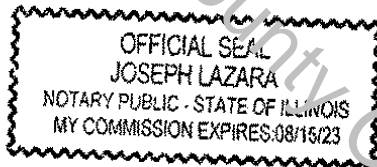
) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Zivoli as Trustee of the Joseph Zivoli Living Trust dated February 12, 2015, as to an undivided 1/2 interest and Vito Zivoli, as Trustee of the Vito Zivoli Living Trust dated June 2, 2016, as to an undivided 1/2 interest, 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/hers/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 18 day of April, 2021.

Joseph Lazara

Notary Public



Notary Public