

# UNOFFICIAL COPY

Doc#: 2113307022 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2021 06:22 AM Pg: 1 of 2

## TRUSTEE'S DEED (Illinois)

**ATA / GMT Title Agency**  
**175 E. Hawthorn Parkway, Suite 135**  
**Vernon Hills, IL 60061**  
File # 21773765-IL

Dec ID 20210401608699  
ST/CO Stamp 0-980-533-520 ST Tax \$680.00 CO Tax \$340.00

THIS INDENTURE, made this 28 day of April, 2021, between **Patricia Valerio**, authorized to accept and execute trusts within the State of Illinois, NOT PERSONALLY BUT AS TRUSTEE, under a certain trust agreement dated October 30, 2008, and known as the Valerio Family Trust, and any amendments thereto, **GRANTOR**, to **Top Quality Custom Homes, Inc.**, of 108 Brook Road, Prospect Heights, IL 60070, **GRANTEE**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 IN BLOCK 5 IN MCDANIELS ADDITION TO WILMETTE BEING A SUBDIVISION OF LOTS 1 TO 9 BOTH INCLUSIVE IN BAXTERS SUBDIVISION OF SOUTH SECTION OF QUILMETTE RESERVATION, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WITNESSETH: That said Grantor in consideration of the sum of Ten Dollars (\$10.00), receipt of 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 Quit Claim unto the Grantee, in fee simple, the real estate situated in the County of Cook, State of Illinois, as set forth in the Legal Description.

Together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, TO HAVE AND TO HOLD, the same unto said party of the second part and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said trust agreement above mentioned, and of every other power and authority thereunto enabling.

This deed is made **SUBJECT TO**: General real estate taxes payable at the time of Closing, Covenants, conditions and restrictions of record, if any; building lines and easements; public and utility easements.

**Permanent Index Number(s): 05-34-304-017-0000**  
**Property Address: 1308 Gregory Ave., Wilmette, IL 60091**

The foregoing transfer of title/conveyance is hereby accepted by **PATRICIA VALERIO**, as Trustee, under the provisions of the trust agreement known as the Valerio Family Trust, and any amendments thereto.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, hereunto set his hand and seal the day and year first above written.

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Dated this 28 day of April, 2021.

**Patricia Valerio**, Trustee of the Valerio Family Trust, and any amendments thereto

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said State and County, in the State aforesaid, CERTIFY THAT Ani Poladian, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 notarial seal, this 28 day of April, 2021.

  
Notary Public

Commission Expires: April 24, 2022

**PROPERTY ADDRESS: 1308 Gregory Ave., Wilmette, IL 60091**

NOTE: Patricia Valerio, as Trustee, has not resigned nor been removed and is the currently acting Trustee of the Trust and that the Trust Agreement has not been revoked or amended and is in full force and effect as of the date of execution of the instrument, and the Trustee has the authority to convey the premises in question pursuant to the applicable provision of the Trust Agreement.

This instrument was prepared by: The Minasian Law Firm, 917 W. Washington Blvd., Suite 171, Chicago, IL 60607

**Tax Bills Mailed To:**

**Mariusz Worwa**  
108 Brook Road  
Prospect Heights, IL 60070

**Deed Mailed To:**

**Zucker & Boyer, Ltd.**  
3223 Lake Avenue  
Suite 15C-303  
Wilmette, IL 60091