

UNOFFICIAL COPY



2116541094D

Doc# 2116541094 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2021 03:25 PM PG: 1 OF 4

TRUSTEE'S DEED

Above Space for Recorder's Use Only

THIS INDENTURE, made this 27th day of February, 2020 by MAX DUFFY RODRIGUEZ as Trustee of the provisions of a declaration of trust dated June 5, 1995, and known as the GINO E. LAZZAROTTO and MARTHA A. LAZZAROTTO JOINT TRUST NO. 1, hereinafter referred to as Grantor, to MAX DUFFY RODRIGUEZ and COLE DUFFY RODRIGUEZ, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of the GINO E. LAZZAROTTO and MARTHA A. LAZZAROTTO JOINT TRUST NO. 1 dated June 5, 1995, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged conveys and warrants to MAX DUFFY RODRIGUEZ, a single person, and COLE DUFFY RODRIGUEZ, a single person, AS TENANTS IN COMMON, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in the following described real estate situated in Cook County, Illinois, commonly known as 4961 W. Paxton Road, Oak Lawn, IL 60453 legally described as:

LOT 25 IN BLOCK 5 IN UNIT NO. 1, OAK LAWN MANOR, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) General real estate taxes for the year 2019 and subsequent years; (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 24-09-404-016-0000
Address of Real Estate: 4961 W. Paxton Road, Oak Lawn, IL 60453

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

Exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

4/1/2021
Date

Dan A. Han, III
Buyer, Seller or Representative

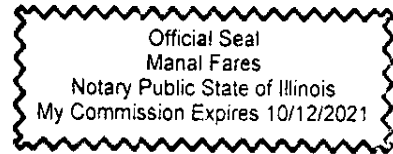
S Y
P 4
S I
M Y
SC Y
E Y
INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set hand and seal the day and year first above written.


MAX DUFFY RODRIGUEZ, TRUSTEE

STATE OF ILLINOIS)
Cook) ss
COUNTY OF WILL)



I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that MAX DUFFY RODRIGUEZ as Trustee of the provisions of a declaration of trust dated June 5, 1995, and known as the GINO E. LAZZAROTTO and MARTHA A. LAZZAROTTO JOINT TRUST NO. 1 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of February, 2020

Commission expires 10/12/2021


NOTARY PUBLIC

This instrument was prepared by: *M.W. Brady Law Firm, P.C. 20950 S. Frankfort Sq Rd, Unit B, Frankfort, IL 60423.*

MAIL TO:

M.W. Brady Law Firm, PC
20950 S. Frankfort Sq Rd, Unit B
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:

Max Duffy Rodriguez
4961 W. Paxton Road
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		11-Jun-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

24-09-404-016-0000 | 20210501621311 | 1-856-128-784

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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: 2/27, 2020

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 27th day of February, 2020.

Notary Public Manal Fares



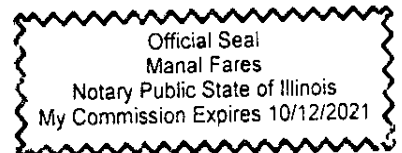
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/27, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 27th day of February 2020.

Notary Public Manal Fares



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.)

UNOFFICIAL COPY

9446 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

4961 PAXTON ROAD

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(D) of said Ordinance

Dated this 17TH day of MARCH, 2021

Brian Towne
Brian Towne
Asst. Village Mgr.

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Randy Palmer
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Terry Vorderer

SUBSCRIBED and SWORN to before me this
17TH Day of MARCH, 2021

Donna M. Nagel



Property of Cook County Clerk's Office