

# UNOFFICIAL COPY

Doc#: 2122333026 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2021 09:38 AM Pg: 1 of 2

Dec ID 20210701600208  
ST/CO Stamp 0-755-723-024 ST Tax \$960.00 CO Tax \$480.00

## TRUSTEES DEED

### MAIL RECORDED DEED TO:

### MAIL TAX BILL TO:

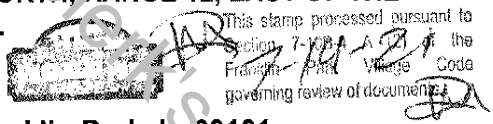
3110 Calwagner LLC  
~~3110-12 Calwagner St.~~  
~~Franklin Park, IL 60131~~

*4653 N. Milwaukee Ave  
Chicago, IL 60630*

(Reserved for Recordors Use Only)

THE GRANTOR(S), **Marco DeBenedictis**, as Trustee of The T & C Trust dated October 11, 2016, of 5642 N. Osage, Chicago **3110-12 Calwagner St., Franklin Park, IL 60631**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **3110 Calwagner, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of **3110-12 Calwagner St., Franklin Park, IL 60131** to have and to hold, all interest in the following described real estate, situated in **Cook County, State of Illinois**, to wit:

**LOT 24 (EXCEPT THE SOUTH 18 FEET THEREOF) AND LOT 25 AND THE SOUTH 15.5 FEET OF LOT 26 IN BLOCK 4 IN FIRST ADDITION TO FRANKLIN PARK, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**



Permanent Index Number(s): **12-28-207-034-0000**  
Property Address: **3110-12 Calwagner St., Franklin Park, IL 60131**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 12<sup>th</sup> day of July, 2021.

*[Handwritten Signature]*

**Marco DeBenedictis, as Trustee of The T & C Trust dated October 11, 2016**

CT 216ND568003RM //

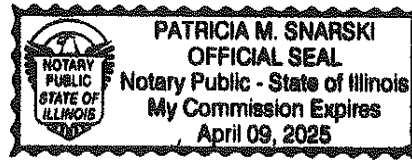
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STATE OF Illinois            )  
  ) SS.  
COUNTY OF Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Marco DeBenedictis, as Trustee of The T & C Trust dated October 11, 2016**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the 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 12th day of July, 2021.

Patricia M. Snarski  
Notary Public



**PREPARED BY:**  
Sansonetti & Bertakis, LLC  
Attorney at Law  
1101 Perimeter Dr., Suite 675  
Schaumburg, IL 60173

Property of Cook County Clerk's Office