

# UNOFFICIAL COPY

Doc#: 2124534001 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2021 09:13 AM Pg: 1 of 3

MAIL TAX BILL TO:  
Thomas D. Pontarelli  
1225 Depot St.  
Unit 109  
Glenview, IL 60025

Dec ID 20210801652357  
ST/CO Stamp 0-871-247-632  
City Stamp 1-524-879-120

MAIL RECORDED DEED TO:  
Lakeshore Title Agency  
3501 Algonquin Rd., Suite 120  
Rolling Meadows, IL 60008  
File No. LST 2101504

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## Trustee's Deed in Trust Statutory (Illinois)

THE GRANTORS, **JOSE A. PEREZ**, AS TRUSTEE OF THE **MARY A. PONTARELLI DECLARATION OF TRUST DATED AUGUST 13, 2013**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND QUIT CLAIMS to **THOMAS D. PONTARELLI AND THOMAS PONTARELLI**, NOT INDIVIDUALLY, BUT AS CO-TRUSTEES OF THE **THOMAS D. PONTARELLI REVOCABLE TRUST DATED JUNE 4, 2003**, as amended and restated from time to time, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**LOT 50 IN SAUGANASH MANOR, A SUBDIVISION OF THAT PART EAST OF CICERO AVENUE IN HAMILTON'S SUBDIVISION OF LOTS 1 AND 8 IN CALDWELL'S RESERVE, IN THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAUGANASH MANOR RECORDED SEPTEMBER 29, 1927 AS DOCUMENT NO. 9793554, IN COOK COUNTY, ILLINOIS.**

**CKA: 5851 N. KEATING AVE., CHICAGO, IL 60646**  
**PIN: 13-03-309-002-0000**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said beneficial interests, with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

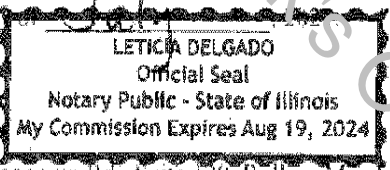
Dated this 16 day of July, 2021.

X [Signature]  
 JOSE A. PEREZ, AS TRUSTEE OF THE MARY A. PONTARELLI DECLARATION OF TRUST DATED AUGUST 13, 2013

STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSE A. PEREZ, AS TRUSTEE OF THE MARY A. PONTARELLI DECLARATION OF TRUST DATED AUGUST 13, 2013, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of July, 2021.  
[Signature]  
 Notary Public  
 My commission expires: 08/19/2024



Prepared by: Patrick Pontarelli, Attorney at Law 3501 Algonquin Rd., Suite 120, Rolling Meadows, IL 60008

EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 (e) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

[Signature]  
 SELLER, BUYER OR AGENT

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## STATEMENT BY GRANTOR AND GRANTEE

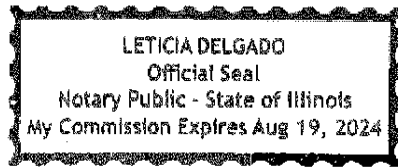
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 16, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Jose A. Perez

this 16<sup>th</sup> day of July, 2021.

NOTARY PUBLIC Leticia Delgado



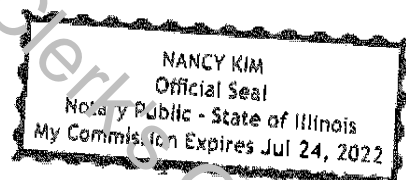
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date July 16, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee

this 16<sup>th</sup> day of July, 2021.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)