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Doc#: 2127433011 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/01/2021 09:27 AM Pg: 1 of 5

This instrument prepared by:

Paul S. Motin
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, IL 60068

Dec ID 20210901686427

ST/CO Stamp 1-210-290-320

City Stamp 0-807-637-136

Mail future tax bills to:

Maria Randazzo, Trustee
6022 W. Peterson Avenue
Chicago, Illinois 60646

Mail this recorded instrument to:

Paul S. Motin
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, IL 60068

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, **GIOVANNI RANDAZZO and MARIA RANDAZZO**, husband and wife, of 6022 W. Peterson Avenue, Chicago, Illinois 60646 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, convey and warrant unto **MARIA RANDAZZO as Trustee of the RANDAZZO - NEVA TRUST, DATED AUGUST 16, 2021**, Grantee, of 6022 W. Peterson Avenue, Chicago, Illinois 60646, the following described real estate in the County of Cook and State of Illinois, to wit:

REFER TO EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Index Number(s): 13-07-109-032-0000

Property Address: 5424 N. Neva Avenue, Chicago, Illinois, 60656

together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to pledge or otherwise to encumber

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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 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 198 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.

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 trust 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 16th day of August, 2021.

Giovanni Randazzo
GIOVANNI RANDAZZO

Maria Randazzo
MARIA RANDAZZO

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **GIOVANNI RANDAZZO and MARIA RANDAZZO**, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of August, 2021.



My commission expires: _____

Paul S. Motin
Notary Public

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Tax Law.

8/16/2021
Date

Paul S. Motin ATTY
Representative

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 37 IN BLOCK 5 IN OTTO RUETERS NORWOOD PARK ADDITION TO THE WEST 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-07-109-032-0000

Property Address: 5424 N. Neva Avenue, Chicago, Illinois, 60656

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 26 |, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT **ATTY**

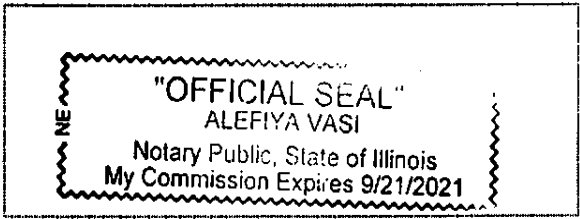
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantor): Giovanni Randazzo and Maria Randazzo **AFFIX NOTARY STAMP BELOW**

On this date of: 8 | 26 |, 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 26 |, 2021

SIGNATURE: [Signature]
GRANTEE or AGENT **ATTY**

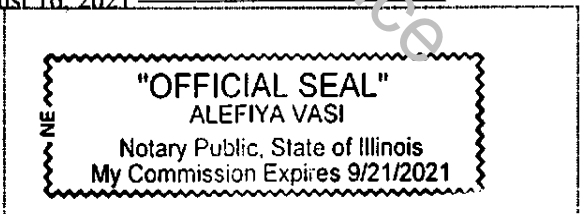
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantee): Maria Randazzo, as Trustee of the Randazzo-Neva Trust, dated August 16, 2021 **AFFIX NOTARY STAMP BELOW**

On this date of: 8 | 26 |, 2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)