

Doc#. 2127949099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2021 11:59 AM Pg: 1 of 2

Dec ID 20210901681787
ST/CO Stamp 0-207-573-136 ST Tax \$462.50 CO Tax \$231.25
City Stamp 0-986-042-512 City Tax: \$4,856.25

TRUSTEE'S DEED
(Illinois)

THIS INDENTURE, made this 24th day of September 2021 between James V. Fiorella as Trustee of the James V. Declaration of Trust dated July 1, 2018 grantor, and James B. Scagnelli and Leda L. Scagnelli husband and wife as grantees, 819 1st St., Wilmette IL.

WITNESSETH, That grantor in consideration of the sum of Ten and no/00ths (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as Trustee and of every other power and authority the grantor here unto enabling, does hereby convey and quit claim unto the grantee, in fee simple, the following described real estate situated in the County of Cook and State of Illinois, to wit:

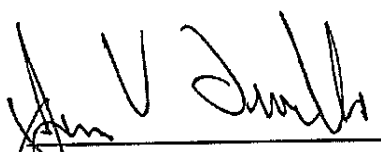
LOT 40 AND THE SOUTH 1/2 OF LOT 41 IN BLOCK 13 IN SUBDIVISION OF BLOCK 1 TO 31 BOTH INCLUSIVE, IN W.B. WALKER'S ADDITION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Permanent Real Estate Index Numbers: 13-14-312-023-0000
Property Address: 4236 N Hamlin Ave Chicago IL 60618

hereby releasing and waiving all rights under Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever not as Tenants in Common by as Tenants by the Entirety.

Subject to: General real estate taxes not yet due or payable; Covenants, conditions and restrictions of record.

DATED this 24 day of September 2021.


James V. Fiorella
Trustee as aforesaid

UNOFFICIAL COPY

State of Illinois,
County of Cook SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that James V. Fiorella as grantor personally appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of September, 2021



[Signature]
Notary Public

This instrument prepared by GEORGE PIETRZYK Attorney at Law (IL # 2206811) 11 N. Northwest Hwy. Park Ridge, Illinois 60068

Mail to:
James B. Scagnelli + Leda L. Scagnelli
4236 N. Hamlin Ave
Chicago, IL 60618

Send Subsequent Tax Bills To:
James B. Scagnelli
Leda L. Scagnelli
4236 N. Hamlin Ave
Chicago IL 60618

| REAL ESTATE TRANSFER TAX | | 01-Oct-2021 |
|--------------------------|----------|-------------|
| | CHICAGO: | 3,468.75 |
| | CTA: | 1,387.50 |
| | TOTAL: | 4,856.25 * |

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* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 01-Oct-2021 |
|--------------------------|-----------|-------------|
| | COUNTY: | 231.25 |
| | ILLINOIS: | 462.50 |
| | TOTAL: | 693.75 |

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