

UNOFFICIAL COPY



TRUSTEE DEED

MAIL TO:

ALDO N. DIZANNI, JR.
9860 HASTINGS LANE
MOKENA, IL 60448

Doc# 2135847050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 12:31 PM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER

ALDO N. DIZANNI, JR.
9860 HASTINGS LANE
MOKENA, IL 60448

RECORDER'S STAMP

THE GRANTORS: ALDO N. DIZANNI, SR., AS SURVIVING CO-TRUSTEE OF THE GARY DIZANNI TRUST DATED SEPTEMBER 22, 2015.

OF THE VILLAGE OF MOKENA COUNTY OF WILL STATE OF ILLINOIS FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID.

CONVEY AND WARRANT TO: ALDO N. DIZANNI, JR., A SINGLE PERSON (GRANTEE'S ADDRESS) 9860 HASTINGS LANE

OF THE VILLAGE OF MOKENA COUNTY OF WILL STATE OF ILLINOIS

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT 1-3A AND GARAGE UNIT 1-3A IN RIDGE POINT CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE 89 DEGREES 32 FEET 36 INCHES WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 197.00 FEET; THENCE NORTH 0 DEGREES 32 FEET 04 INCHES EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30 FEET 53 INCHES EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 FEET 29 INCHES EAST 37.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 FEET 36 INCHES EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 FEET AND 00 INCHES EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 28-18-101-044-1009

PROPERTY ADDRESS: 6810 RIDGE POINT DRIVE, UNIT 3A, OAK FOREST, IL 60452

DATED THIS 29th DAY OF OCTOBER, 2021.

BY: X (SEAL) ALDO N. DIZANNI, SR., SURVIVING CO-TRUSTEE

UNOFFICIAL COPY

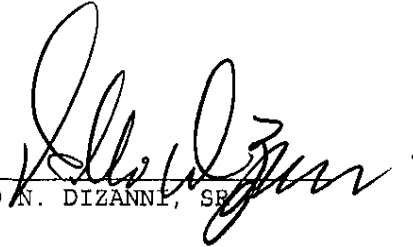
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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.

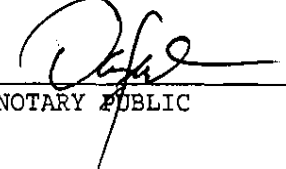
DATED: OCTOBER 29, 2021

SIGNATURE: X

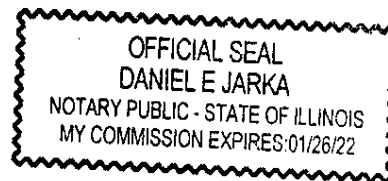
ALDO N. DIZANNI, SR.



SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTOR THIS 29
DAY OF OCTOBER, 2021.



NOTARY PUBLIC

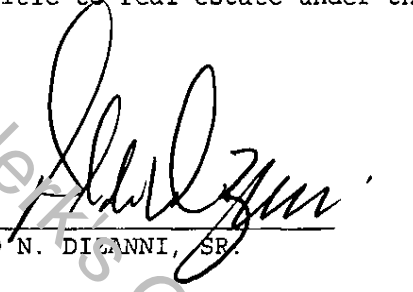


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold Title to real estate in Illinois, 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 law of the State of Illinois.

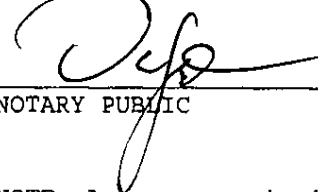
DATED: OCTOBER 29, 2021

SIGNATURE: X

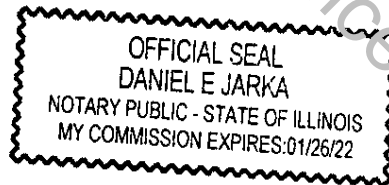
ALDO N. DIZANNI, SR.



SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID GRANTEE THIS 29
DAY OF OCTOBER, 2021.



NOTARY PUBLIC



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.

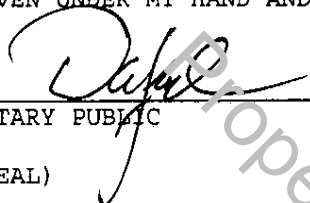
(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

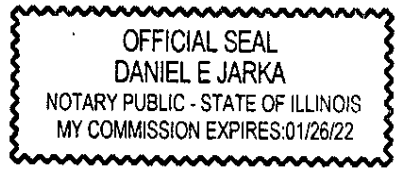
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT ALDO N. DIZANNI, SR., AS SURVIVING CO-TRUSTEE OF THE GARY DIZANNI TRUST DATED SEPTEMBER 22, 2015 is personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 use and purposes therein set forth, including the release and wavier of the right of homestead, as President of Grantor.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29 DAY OF OCTOBER, 2021.

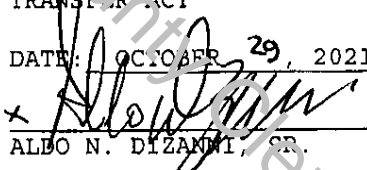


NOTARY PUBLIC
(SEAL)



NAME AND ADDRESS OF PREPARER:

WILLIAM J. BRYAN
17926 DIXIE HIGHWAY
HOMWOOD, IL 60430
(708) 957-2574



COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
3 SECTION 4, REAL ESTATE
TRANSFER ACT
DATE: OCTOBER 29, 2021


ALDO N. DIZANNI, SR.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	15-Dec-2021
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
28-18-101-044-1009	20211201673371 1-781-648-016