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Doc#. 2203407168 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/03/2022 08:12 AM Pg: 1 of 3

Dec ID 20220201614706 ST/CO Stamp 1-554-243-984

This Instrument Prepared by:

Michael Castaldo III 1804 N. Naper Blvd. Ste. 350 Naperville, IL 60563

After Recording Return to:

Michael Castaldo III 1804 N. Naper Pivd. Ste. 350 Naperville, IL 60563

MAIL TAX BILLS TO:

Sorelle Development LLC 300 N Ferndale Ave., Elmhurst, IL 60126

(For Recorder's Use Only)

DEED TO TRUST

AGATA ZAPPANI, as Successor Trustee of the REVOCABLE TRUST OF GIUSEPPE ZAPPANI, dated October 4, 2020 (hereinafter referred to as "Grantor"), who resides at 113 Founders Pointe, Bloomingdale, Illinois, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS AND WARRANTS to SORELLE DEVELOPMENT LLC, a limited liability corporation organized and existing under Illinois law having a principal place of business at 300 N Ferndale Ave., Elmhurst, IL 60126, (hereinafter referred to as "Grantee"), that certain real property being more particularly described, as follows (the "Property"):

Property Address: 363-369 E. Burlington Street, Riverside, Illinois 60546

Permanent Index Number(s): 15-36-212-012-0000

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Legal Description:

LOTS 685 AND 686 IN BLOCK 4 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 27 day of May 2021.

Compliance of Exemption Approved Village of Riverside BY: Date: /// 7 / 23-	GRANTOR: Agata Zappani, as Successor Trustee of the REVOCABLE TRUST OF GIUSEPPE ZAPPANI
STATE OF ILLINOIS)	
COUNTY OF DUPage) SS.	

I, the undersigned, and a Notary Public, certify that Grantor(s) personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (or she) signed and delivered the instrument as his (or her) free and voluntary act, for the uses and purposes therein set forth. the 1/6 Office

Dated this 2021.

Notary Public

[Seal]

OFFICIAL SEAL

My commission expires:

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction, which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Law.

my. In 02/01/22

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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 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.

	0.07
Dated $02/01/22$ Sig	nature:
700.	Grantor or Agent
C 1 1 1 1 - 1 A-Fono	
Subscribed and sworn to before	
me by the said GRANTOR	nn
this 15T day of FEBRUARY, 20	22.
0 100100	ANNETTE LYNN FALEY Official Seal
/ 1 M 1 1 1 4 4 3 4 1 8 1 9 1 9 1	Notary Public - State of Illinois
Notary Bublick Could for the first the state of the state	My Commission Expires Jun 6, 2023
_	rifies that the name of the grantee shown on the
	est in a land trust is either a natural person, an
Illinois corporation or foreign corporation	on authorized to do business or acquire and hold
	ip authorized to do business or acquire and hold
title to real estate in Illinois, or other en	tity recognized as a person and authorized to do
	estate under the laws of the State of Illinois.
	enature:
	Grantee or Agent
Subscribed and sworn to before	
me by the said GRANTEE	·C3
this 151 day of FEBRUARY, 20	22
	ANNETTE LYNN FALEY
(/I) MANASTON	Notary Public State
Notar Phylicity (1) V/0 ()	Notary Public - State of Illinois My Commission Expires Jun 6, 2023

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 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 Act.)