

2202563058221

# UNOFFICIAL COPY

**This instrument prepared by:**

Joseph A. LaZara  
7246 W. Touhy  
Chicago, IL 60631

Doc#: 2220306334 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/22/2022 01:52 PM Pg: 1 of 4

**Mail future tax bills to:**

Ramon Lechuga Quinonez  
Josefa Valdez Lechuga  
3610 N. Old Buffalo Grove Road  
Arlington Heights, IL 60004

Dec ID 20220701681143  
ST/CO Stamp 1-283-988-560 ST Tax \$180.00 CO Tax \$90.00

**Mail this recorded instrument to:**

Giuseppe Arato  
444 N. Northwest Highway, Suite 340  
Park Ridge, IL 60068

## TRUSTEE'S DEED

This Indenture, made this 15<sup>th</sup> day of July, 2022, between Joseph Zivoli as Trustee of the Joseph Zivoli Living Trust dated February 12, 2015 as to an undivided one-third interest, Vito Zivoli as Trustee of the Vito Zivoli Living Trust dated June 2, 2016 as to an undivided one-third interest, and Anthony Giannini, a married man, as to an undivided one-third interest, party of the first part, and Ramon Lechuga Quinonez and Josefa Valdez Lechuga, husband and wife, of 866 Blossom Lane, Prospect Heights, Illinois 60070, not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 14 IN DUN LO HIGHLANDS A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 25 ACRES THEREOF) IN SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 15, 1946 AS DOCUMENT 13916670, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-09-104-015-0000  
Property Address: 3610 N. Old Buffalo Grove Road, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

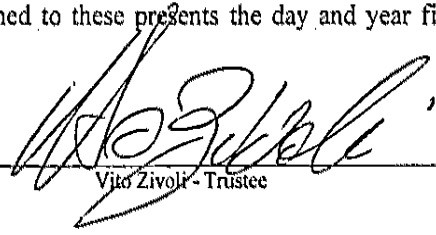
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS.

# UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
Vito Zivoli - Trustee

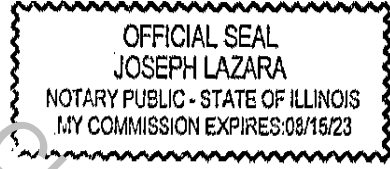
STATE OF ILLINOIS  
COUNTY OF COOK

)  
) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Joseph Zivoli as Trustee of the Vito Zivoli as Trustee of the  
Vito Zivoli Living Trust dated June 2, 2016 as to an undivided one-third interest, as  
Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s)  
is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this  
day in person and acknowledged that he/she/they signed and delivered said instrument as  
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 18 day of JULY, 2022

  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

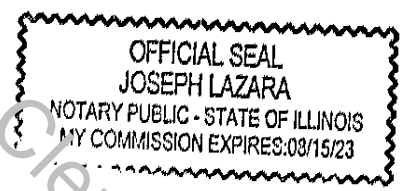
Joseph Zivoli  
Joseph Zivoli - Trustee

STATE OF ILLINOIS  
COUNTY OF COOK

)  
) SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Joseph Zivoli as Trustee of the Joseph Zivoli Living Trust dated February 12, 2015 as to an undivided one-third interest, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 18 day of JULY, 2022.

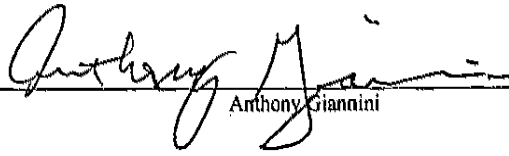
Joseph Lazara  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

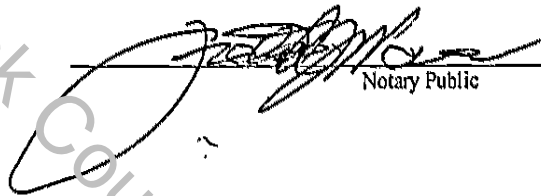
In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
\_\_\_\_\_  
Anthony Giannini

STATE OF ILLINOIS  
COUNTY OF COOK

}  
} SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Anthony Giannini, a married man, as to an undivided one-third interest, 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 and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of JULY, 2022.

  
\_\_\_\_\_  
Notary Public

