

State of Illinois) SS

County of Cook)

TRUSTEES' DEED

Joc# 2221757035 Fee \$88.00

₹HSP FEE:\$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

JATE: 08/05/2022 03:07 PM PG: 1 OF 3

THIS INDENTURE, made this 31st day of December, 2021 between GEORGE ZERVOS, as Trustee of the George Zervos Revocable Trust dated August 26, 2009, as to an undivided one-half interest, and DENISE ZERVOS, as Trustee of the Denise Zervos Revocable Trust dated August 26, 2009, as to an undivided one-half interest, Party of the First Part, and ZEETO'S PROPERTIES, LLC SERIES 338 W MINER UNIT 3B, an Illinois series limited liability company, Party of the Second Part.

WITNESSETH, that Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable consideration, does hereby convey and warrants unto said Party of the Second Part, the following described real property, situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 338-3B TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN COURTYARDS CONDOMINIUMS OF LOTS 1, 2, AND 3 AND EAST 80.96 FEFT OF THE SOUTH 333.47 FEET OF LOT 4 ALL IN UNDERHILL'S ADDITION TO THE TOWN OF DUNTON, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (N' COOK COUNTY, ILLINOIS, ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERS!!'P AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "A" RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 25110867.

Permanent Index Number: 03-30-414-017-1060

Common Address: 338 West Miner Street, Unit 3B, Arlington Keights, IL 60005

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Party of the Second Part, and to the properties, benefit and behalf of said Party of the Second Party forever, subject to: General real estate taxes not vet due and payable, covenants, conditions, restrictions and easement of record.

This Trustee's Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms in the aforementioned Trust Agreements.

IN WITNESS WHEREOF, said Party of the First Part has caused their names to be signed to these presents on the day and year first written above.

George Zervos Revocable Trust

dated August 26, 2009

03-30-414-017-1060 | 20220801602168 | 1-237-983-824

Denise Zervos Revocable Trust dated August 26, 2009

By: 1 cm/e

REAL EST	REAL ESTATE TRANSFER TAX		
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20.00	444 047 1000	120220904602469 1 1 227 093 924	

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UNOFFICIAL COPY

STATE OF ILLINOIS) ss COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Zervos and Denise Zervos, 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 acts, as Trustees under the respective Trusts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of December, 2021

OFFICIAL SEAL
CHETT. A ALESIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/22/24

Notary Public

This document was prepared by:

Michael A. Alesia, Esq. Michael A. Alesia & Associates, P.C. 1701 East Woodfield Road, Suite 925 Schaumburg, IL 60173 Please return to and mail subsequent tax bills to:

Zeeto's Properties, LLC Series 338 W Miner Unit 3B 714 South Chris Lane
Nieum Prospect, IL 60056

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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

corporation of foreign corporation authorized to do business of ac-	Equite and floid title to real estate in himols, 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 tit	tle to real estate under the laws of the State of Illinois.
DATED: \$, 20 27	SIGNATURE: Muchael Delice
	GRANTOR or AGENT
GRANTOR NOTARY of 1 ON: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature.
Subscribed and s.vo.n 'n before me, Name of Notary Public:	Mashell Salgado
By the said (Name of Grantor). Michael Mes 19	AFFIX NOTARY STAMP BELOW
On this date of: 8 1 10 1, 20 2-2	MASHELL SALGADO
the ashell & and	d Official Seal
NOTARY SIGNATURE:	Notary Public - State of Illinois My Commission Expires Jun 26, 2023
O _Z	
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name	
of beneficial interest (ABI) in a land trust is either a natural person	n, an !!!inois corporation or foreign corporation
authorized to do business or acquire and hold title to real estate i	in Illinois, a partnership authorized to do business or
acquire and hold title to real estate in Illinois or other entity recog	nized as a person and authorized to do business or
acquire and hold title to real estate under the laws of the State of	f Illinois.
DATED: 8 3 , 20	SIGNATURE: Mislima de Stuin
· · · · · · · · · · · · · · · · · · ·	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GR INTEE signature.
Subscribed and sworn to before me, Name of Notary Public:	Mashell Salgizdo
By the said (Name of Grantee): Michael Ktcs 1 a	AFFIX NOTARY STAMP BELOW
On this date of:	
NOTARY SIGNATURE: Mashell Hagad	MASHELL SALGADO Official Seal - Notary Public - State of Illinois

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

My Commission Expires Jun 26, 2023