

UNOFFICIAL COPY

Trustee's Deed

Prepared by
Attorney Mary L. Collins
3312 Hobson Road Suite C
Woodridge, IL 60517



Doc# 2222949000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2022 09:27 AM PG: 1 OF 5

Mail Tax Bill to:
Anthony J. Pistone and Mary A. Pistone
448 S. Waiola Avenue
La Grange, IL 60525

(The Above Space For Recorder's Use Only)

THE GRANTORS, Mary A. Pistone and Anthony J. Pistone, 448 S. Waiola Avenue, of the County of Cook, City of La Grange, Illinois 60525, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Mary A. Pistone and Anthony J. Pistone, 448 S. Waiola Avenue, of the County of Cook, City of La Grange, Illinois 60525, as trustees of the Pistone Revocable Trust dated August 10, 2022, all interest in the following described Real Estate to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 18-04-324-026-0000

Address of real estate: 448 S. Waiola Avenue, La Grange, Illinois 60525

hereby releasing and waiving all rights under the said Irrevocable Living Trust and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

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- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the **Pistone Revocable Trust dated August 10, 2022**; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

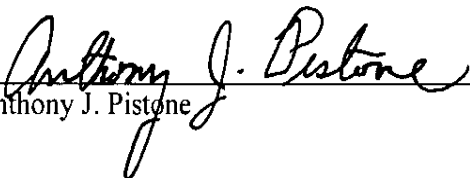
2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 10th day of August, 2022 and known as the **Pistone Revocable Trust dated August 10, 2022**.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.



4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 10th day of August, 2022


Anthony J. Pistone


Mary A. Pistone

REAL ESTATE TRANSFER TAX		12-Aug-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

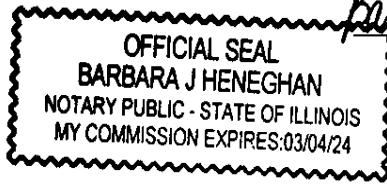
18-04-324-026-0000 | 20220801606656 | 1-746-293-328

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STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony J. Pistone, is personally known to me to be the same person whose name is subscribed to the foregoing instrument. He appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 10th day of August, 2022.

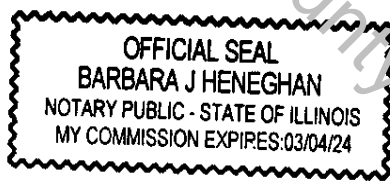


Barbara J Heneghan
Notary Public

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary A. Pistone, is personally known to me to be the same person whose name is subscribed to the foregoing instrument. He appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 10th day of August, 2022.



Barbara J Heneghan
Notary Public

MAIL TO:
Attorney Mary L. Collins
3321 Hobson Road, Suite C
Woodridge, IL 60517

SEND SUBSEQUENT TAX BILLS TO:
Anthony J. Pistone and Mary A. Pistone
448 S. Waiola Avenue
La Grange, IL 60525

THIS INSTRUMENT WAS PREPARED BY:

Attorney Mary L. Collins
3321 Hobson Road Suite C
Woodridge IL 60517

RECORDER'S OFFICE BOX NO. 1

Exempt under provisions of Paragraph e Section 31-45, Property Tax Code,

8/10/2022

Date

[Signature]

Buyer, Seller or Representative

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Legal description for 448 S. Waiola Avenue, La Grange, Illinois 60525

LOT 13 IN BLOCK 14 IN LAY AND LYMAN'S SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN 18-04-324-026-0000

Property of Cook County Clerk's Office

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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.

DATED: 8 | 10 | 2022

SIGNATURE: Anthony J. Pistone
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

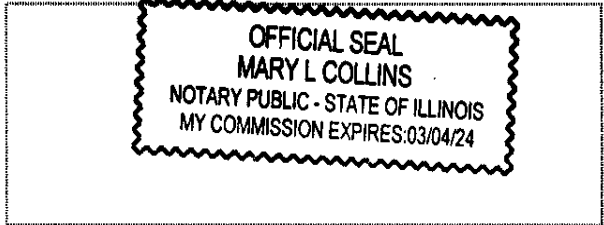
Mary L Collins

By the said (Name of Grantor): Anthony J. Pistone

On this date of: 8 | 10 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that 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 other 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.

DATED: 8 | 10 | 2022

SIGNATURE: Anthony J. Pistone
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Mary L Collins

By the said (Name of Grantee): Anthony J. Pistone

On this date of: 8 | 10 | 2022 Trustee

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**