

UNOFFICIAL COPY

TRUSTEE'S DEED (Illinois)

Doc#: 2303229164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2023 12:59 PM Pg: 1 of 3

Dec ID 20230101636646
ST/CO Stamp 0-849-045-328

THIS INDENTURE, made this 6th day
of January, 2023, between
Grantor, Maria Nicoletta Paparella
formerly known as Maria Nicoletta
Abbinanti, as Successor Trustee of the
Rosa Abbinanti Trust dated December
1, 2010, of 8931 Edgewater, Parkland,
Florida and Grantee, Michelangelo
Abbinanti, of 4820 N. Greenwood,
Norridge, Illinois

Above space for Recorder's Office Only

WITNESSETH, That grantor, in consideration of the sum of ten and no/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantee in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 10 IN FREDRICKSON'S RESUBDIVISION OF BLOCK 5 IN CUMBERLAND AND LAWRENCE BEING GEORGE GAUNTLETT'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FREDRICKSON'S RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 29, 1965, AS DOCUMENT NO. 2244342.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2022 and subsequent years and covenants; conditions; restrictions of record; and existing leases and tenancies.

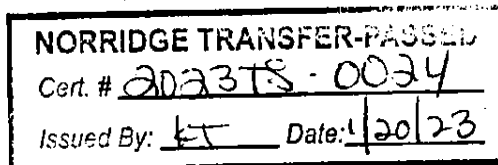
Permanent Real Estate Index Number(s): 12-11-306-031

Address of Real Estate: 4820 N. Greenwood, Norridge, Illinois 60706

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set her hand and seals the day and year first above written.

Maria Nicoletta Paparella

Maria Nicoletta Paparella formerly known as Maria Nicoletta Abbinanti, as Successor Trustee of the Rosa Abbinanti Trust dated December 1, 2010



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State of Florida, County of Broward ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria Nicoletta Paparella formerly known as Maria Nicoletta Abbinanti, as Successor Trustee of the Rosa Abbinanti Trust dated December 1, 2010, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as given under my hand and official seal, this 6th day of January, 2023

Commission expires July 6 2025



Lori Pascarella
Comm.: MH 149390

My Commission Expires
July 6, 2025

This instrument was prepared by

Gregory G. Castaldi
Attorney at Law
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to:

Michelangelo Abbinanti
4820 N. Greenwood
Norridge, Illinois 60706

Mail To:

Gregory G. Castaldi
Attorney at Law
5521 N. Cumberland, #1109
Chicago, Illinois 60656

Exempt under provisions of paragraph F

Section 4, Real Estate Transfer Tax Act.

1/6/23

Date Buyer, Seller or Representative

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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.

Dated 1/6/2023

Signature Maria Nicoletta Paparella
Maria Nicoletta Paparella

Subscribed and sworn to before me by the said _____ this _____ day of January, 2023.

Notary Public [Signature]



Lori Pascarella
Comm.: HH 149390
My Commission Expires:
July 6, 2025

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 laws of the State of Illinois.

Dated 1/6/2023

Signature Maria Nicoletta Paparella
Maria Nicoletta Paparella

Subscribed and sworn to before me by the said _____ this _____ day of January, 2023.

Notary Public [Signature]



Lori Pascarella
Comm.: HH 149390
My Commission Expires:
July 6, 2025

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.