

# UNOFFICIAL COPY



## TRUSTEE'S DEED

ILLINOIS

Doc# 2304529003 Fee \$86.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2023 09:47 AM PG: 1 OF 4

*For recorder's use only*

This Agreement is between Grantors, **Anthony Fiscelli, as Trustee of the Anthony Fiscelli Trust dated July 14, 2006 as to an undivided 1/2 interest and Jill Fiscelli, as Trustee of the Jill Fiscelli Trust dated July 14, 2006 as to an undivided 1/2 interest**, of the Village of Western Springs, County of Cook, State of Illinois, and Grantees, **Anthony Fiscelli, as Trustee of the Anthony Fiscelli Trust dated July 14, 2006 as to an undivided 1/2 interest and Jill Fiscelli, as Trustee of the Jill Fiscelli Trust dated July 14, 2006 as to an undivided 1/2 interest**, as Tenants in Common, whose address is 4521 Woodland Ave., Western Springs, IL 60558. WITNESSES: The Grantors, in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority of the Grantors hereunto enabling, do hereby CONVEY and QUIT CLAIM unto the Grantees in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit:

*(See page 3 for legal description attached here to and made part hereof)*

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2023 and subsequent years; and covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 18-06-416-006-0000

Address of Real Estate: 4521 Woodland Ave., Western Springs, IL 60558

The date of this deed of conveyance is January 30, 2023.

**Anthony Fiscelli Trust dated July 14, 2006**

By: *Anthony Fiscelli*  
Anthony Fiscelli, as Trustee as aforesaid

**Jill Fiscelli Trust dated July 14, 2006**

By: *Jill Fiscelli*  
Jill Fiscelli, as Trustee as aforesaid

REAL ESTATE TRANSFER TAX		10-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-06-416-006-0000	20230201646123	1-103-722-320

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW.

DATE: January 30, 2023.

*Anthony Fiscelli*

Signature of Buyer, Seller or Representative

SY 4 SY-06 SC INTA

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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 Anthony Fiscelli, as Trustee as aforesaid, and Jill Fiscelli, as Trustee as aforesaid are 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 act, as such trustees, for the uses and purposes therein set forth.

Given under my hand and official seal this 30<sup>th</sup> day of January, 2023.

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



Property of Cook County Clerk's Office

<u>This instrument was prepared by:</u> George J. Arnold Sosin, Arnold & Schoenbeck, Ltd. 9501 W. 144th Place - Suite 205 Orland Park, IL 60462	<u>Send subsequent tax bills to:</u> Anthony Fiscelli Trust 4521 Woodland Ave. Western Springs, IL 60558	<u>Recorder-mail recorded document to:</u> George J. Arnold Sosin, Arnold & Schoenbeck, Ltd. 9501 W. 144 <sup>th</sup> Place, Suite 205 Orland Park, IL 60462
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## LEGAL DESCRIPTION

Legal Description:

LOT 15 IN BLOCK 6 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4, NORTH OF RAILROAD OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-06-416-006-0000

Common Address: 4521 Woodland Ave., Western Springs, IL 60558

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor, or her agent, affirms that, to the best of her 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 January 30, 2023

Signature: *Anton Fain*  
Grantor or Agent

Subscribed and sworn to before me this 30<sup>th</sup> day of January, 2023.



*Gerilyn R. Miller*  
Notary Public

The grantee or her 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 January 30, 2023

Signature: *Greg Fucille*  
Grantee or Agent

Subscribed and sworn to before me this 30<sup>th</sup> day of January, 2023.



*Gerilyn R. Miller*  
Notary Public

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 of a Class A misdemeanor for subsequent offenses.