

UNOFFICIAL COPY

TRUSTEE'S DEED

(ILLINOIS)

Doc#: 2307333360 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2023 01:42 PM Pg: 1 of 4

Dec ID 20230301669631
ST/CO Stamp 1-879-810-256

This Indenture is made
January 27, 2023.

WITNESSETH, that the Grantor,
ALFREDO BENIGNO, in his
capacity as Trustee under the
BENIGNO LIVING TRUST,
Dated September 2, 2015, of
1197 Valewood Drive,
Streamwood, Illinois 60107, for
and in consideration of Ten
Dollars (\$10.00), and other good

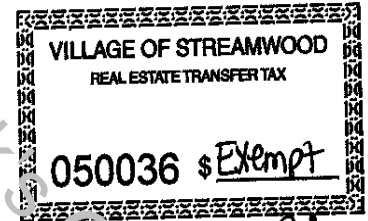
Above Space for Recorder's Use Only

and valuable consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto the
Grantees, ALBERT JUSTIN V. BENIGNO and ALEXANDER V. BENIGNO, as joint tenants
and not as tenants in common, of 1197 Valewood Drive, Streamwood, Illinois 60107, the
following-described real estate, situated in Cook County, Illinois, to-wit:

Lot 18 in the Suncrest II Subdivision, being a subdivision of part of the Northwest
Quarter of the Northwest Quarter of Section 27, Township 41 North, Range 9,
East of the Third Principal Meridian, according to the Plat Thereof Recorded
September 23, 2002 as Document No. 0021038381, in the Village of
Streamwood, in Cook County, Illinois.

Permanent Real Estate Index Number: 06-27-114-011-0000

Address of Real Estate: 1197 Valewood Drive, Streamwood, Illinois 60107




Together with the tenements and appurtenances thereunto belonging; to have and to hold
said real estate unto said Grantees, and to the proper use, benefit and behoove forever of said
Grantees, as joint tenants and not as tenants in common.

This Deed is executed pursuant to and in the exercise of the power and authority granted
to and vested in said Grantor, as Trustee as aforesaid, by the terms of said deed or deeds in trust
delivered to said Grantor in pursuance of the Trust Agreement first above mentioned.

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IN WITNESS WHEREOF, said Grantor, as Trustee as aforesaid, has signed this Instrument on the day and year first above written.


ALFREDO BENIGNO, as Trustee as aforesaid

STATE OF ILLINOIS)
 SS
COUNTY OF LAKE)

I, Lisa Davlin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALFREDO BENIGNO, as Trustee as aforesaid, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 27th day of January, 2023.



NOTARY PUBLIC



COUNTY – ILLINOIS TRANSFER STAMPS

Exempt under Section 31-45(e) of the Real Estate Transfer Tax Law and Section 74-106(5) of the Cook County Real Property Transfer Tax Ordinance

Date: January 27, 2023



Signature: 

SEND SUBSEQUENT TAX BILLS TO:
Albert Justin V. Benigno
1197 Valewood Drive
Streamwood, IL 60107

PREPARED BY AND, AFTER RECORDING, MAIL TO:
Jeffrey A. Peters
Hedeker Law Ltd.
One Overlook Point, Suite 610
Lincolnshire, IL 60069

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Property of Cook County Clerk's Office

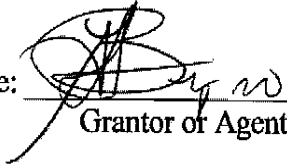
REAL ESTATE TRANSFER TAX		09-Mar-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
06-27-114-011-0000	20230301069631	1-879-810-256

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his or her 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 and hold title to real estate under the laws of the State of Illinois.

Date: January 27, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me
this 27th day of January, 2023.


Notary Public




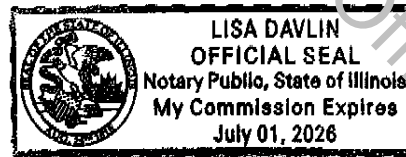
The Grantees or their agent affirms and verifies that the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date January 27, 2023

Signature: 
Grantees' Agent

Subscribed and sworn to before me
this 27th day of January, 2023.


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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)