

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2309441054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2023 10:06 AM Pg: 1 of 4

Dec ID 20230301672165
ST/CO Stamp 2-124-273-872

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 24 th day of March, 2023 by PETER NICHOLAS CARBONARO and CARYN MARIE CARBONARO CARRASCO as Successor Co-Trustees of the COSMO CARBONARO DECLARATION OF TRUST Dated August 1, 2007 hereinafter referred to as Grantors, and CARYN MARIE CARBONARO CARRASCO, 421 S. Monaco Parkway, Denver, CO 80224, hereinafter referred to as Grantee:

WHEREAS, Grantors are the duly acting Successor Co-Trustees of the COSMO CARBONARO DECLARATION OF TRUST Dated August 1, 2007, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Successor Co-Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell and Convey to: CARYN MARIE CARBONARO CARRASCO, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 2200 Bouterse Avenue, Unit 307, Park Ridge, Illinois 60068, legally described as:

UNIT 2200-307C IN THE GALLERY OF PARK RIDGE CONDOMINIUM BEING A CONDOMINIUM LOCATED ON THE FOLLOWING DESCRIBED PARCEL: LOT 2 IN OAKTON SCHOOL RESUBDIVISION BEING A RESUBDIVISION OF VARIOUS LOTS PARCELS AND VACATED ALLEYS IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A SURVEY OF WHICH IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 3282248 AND AMENDED AS DOCUMENT NUMBER 93552560 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes public and utility easements; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Numbers: 09-27-200-053-1025

Address(es) of Real Estate: 2200 Bouterse Avenue, Unit 307, Park Ridge, Illinois 60068

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

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IN WITNESS WHEREOF, Grantors, not individually, but as Successor Co-Trustees aforesaid, have hereunto set their hands and seals the day and year first above written.

Peter Nicholas Carbonaro
PETER NICHOLAS CARBONARO, Successor Co-Trustee

Caryn Marie Carbonaro Carrasco
CARYN MARIE CARBONARO CARRASCO, Successor Co-Trustee

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, the undersigned a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER NICHOLAS CARBONARO and CARYN MARIE CARBONARO CARRASCO as Successor Co-Trustees 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 such Successor Co-Trustees for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of March, 2023.



Commission expires 2/22/2027

Stanley J. Wallach
NOTARY PUBLIC

This instrument was prepared by: Stanley J. Wallach P.C., 4801 West Peterson Avenue, Suite 400A, Chicago, IL 60646

MAIL TO:

Caryn Marie Carbonaro Carrasco
421 S. Monaco Parkway
Denver, CO 80224

SEND SUBSEQUENT TAX BILLS TO:

Caryn Marie Carbonaro Carrasco
421 S. Monaco Parkway
Denver, CO 80224

THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4E OF THE REAL ESTATE TRANSFER ACT

DATED: March 24, 2023

Stanley J. Wallach, atty
Representative

REAL ESTATE (TRANSFER) TAX		us-APR-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
09-27-200-053-1025	20230301672165	2-124-273-872

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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 Mar 24, 2023

Signature Cayn Marie Carberis Carano
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor
THIS 24th DAY OF March
19 2023

NOTARY PUBLIC Stanley J. Wallach



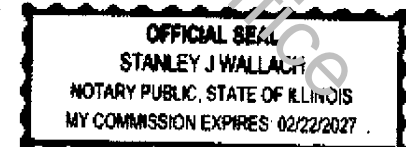
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Mar 24, 2023

Signature Cayn Marie Carberis Carano
Grantee or Agent

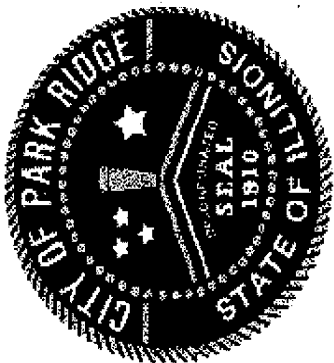
SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee
THIS 24th DAY OF March
19 2023

NOTARY PUBLIC Stanley J. Wallach



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 23-000162

Pin(s)

09-27-200-053-1025

Address

2200 BOUTERSE AVE UNIT 307 C

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

03/14/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

PROPERTY OF COOK COUNTY CLERK'S OFFICE