

# UNOFFICIAL COPY

This instrument prepared by:  
Joseph A. La Zara & Assoc.  
7246 W. Touhy  
Chicago, IL 60631



Doc# 2310957010 Fee \$88.00

Mail future tax bills to:  
Walgreens  
PO Box 1159  
Deerfield, IL 60015-6002

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2023 10:33 AM PG: 1 OF 3

Mail this recorded instrument to:  
Joseph A. La Zara & Assoc.  
7246 W. Touhy  
Chicago, IL 60631

## TRUSTEE'S DEED

This Indenture, made this 12<sup>th</sup> day of April, 2023, between Angeleke Tsiribas-Sansalone, Successor Trustee of the Dimitrios George Tsiribas Trust dated August 2, 2001, party of the first part, and Marshall at Central, LLC, an Ohio Limited Liability Company, party of the second part,

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey a sixty-five percent (65%) interest unto said party of the second part, as tenants in common, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOTS 56, 57 AND 58 IN GARNER'S PORTAGE PARK ADDITION TO CHICAGO IN LOTS 7 AND 8 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-16-300-037-0000

Property Address: 4353-59 North Central Avenue, Chicago, IL 60634

together with the tenements and appurtenances thereunto belonging.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Successor Trustee the terms of said deed or deeds in trust delivered to said Successor Trustee in pursuance of the trust agreement above mentioned.

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of  
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### Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Angeleke Tsiribas Sansalone  
Angeleke Tsiribas Sansalone, as Successor Trustee of the Dimitrios George Tsiribas Trust dated August 2, 2001

STATE OF Ohio )  
COUNTY OF Hamilton ) SS

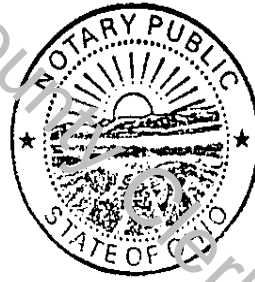
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Angeleke Tsiribas Sansalone, as Successor Trustee of the Dimitrios George Tsiribas Trust dated August 2, 2001, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 12<sup>th</sup> day of April, 2023.


Gail Glassmeyer Pryse  
Notary Public

Exempt under the provisions of paragraph E  
Section 4 of the Real Estate Transfer Tax

Gail M. Sansalone, Agent  
Signature of Grantor, Grantee, or Agent





GAIL GLASSMEYER PRYSE  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date. Section 147.03 O.R.C.

REAL ESTATE TRANSFER TAX		17-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-16-300-037-0000 | 20230401695010 | 2-022-143-184

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-16-300-037-0000 | 20230401695010 | 0-455-355-600

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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: April 12, 2023.

Signature(s): Angelita Isibas Suardana

Subscribed and sworn to before me this 12<sup>th</sup> day of April, 2023

Gail B. Pryse  
Notary Public

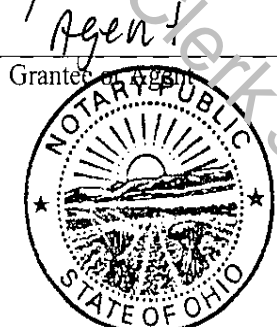


GAIL GLASSMEYER PRYSE  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.

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: April 12, 2023.

Signature(s): Julian Suardana



GAIL GLASSMEYER PRYSE  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.

Subscribed and sworn to before me this 12<sup>th</sup> day of April 12, 2023

Gail B. Pryse  
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 of 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).