

# UNOFFICIAL COPY

Doc#: 2327946027 Fee: \$107.00

Karen A. Yarbrough

**TRUSTEE'S DEED** Cook County Clerk

Date: 10/06/2023 11:18 AM Pg: 1 of 4

Dec ID 20230801689515

ST/CO Stamp 0-488-883-152

**THIS INDENTURE** Made this 12<sup>th</sup> day of July, 2023, by Theresa Ann Hannon, also known as Theresa Ann Hannan, not personally, but as Successor Co-Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Successor Co-Trustees pursuant to a Trust Agreement dated the 15th day of August, 1996, and known as the Declaration of Trust of Tillie Di Vito, party of the first part, and TILDAN3, LLC, an Illinois Limited Liability Company, 6915 W. Gunnison, Harwood Heights, IL, 60706, County of Cook, party of the second part, in consideration in hand paid, does hereby grant and quit claim unto said party of the second part as, the following described real estate, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

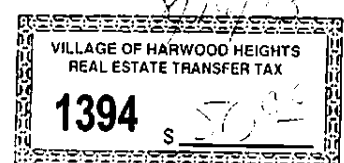
**PERMANENT INDEX NUMBERS:**

13-18-101-083-0000, 13-18-101-092-0000 & 13-18-101-091-0000

**STREET ADDRESS:**

6915 W. Gunnison & 6925 W. Gunnison, Harwood Heights, IL 60706

**SUBJECT TO** general real estate taxes for the year 2023 and subsequent years; building setback lines, easements for public utilities; covenants and restrictions of record; together with the tenements and appurtenances thereunto belonging.



# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof, forever, of said party of the second part forever.

**THIS DEED** is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee and pursuant to the Trust Agreement above mentioned. This deed is made subject to the liens of all Trust Deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

**IN WITNESS WHEREOF**, said party of the first part as Trustee has caused to be hereto affixed, and has caused his name to be signed to these presents the day and year first above written.

BY Theresa Ann Hannon

Theresa Ann Hannon, As Successor Co-Trustee Under the Declaration of Trust of Tillie Di Vito dated 15<sup>th</sup> day of August, 1996

BY Theresa Ann Hannan

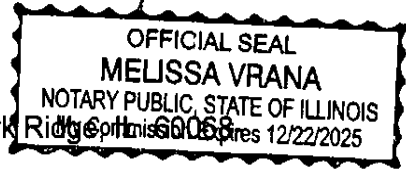
Theresa Ann Hannan, As Successor Co-Trustee Under the Declaration of Trust of Tillie Di Vito dated 15<sup>th</sup> day of August, 1996

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )            ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Theresa Ann Hannon a/k/a Theresa Ann Hannan, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12<sup>th</sup> day of July, 2023.

Melissa Vrana  
Notary Public



**PREPARED BY:** Ponticelli & Vito, 1480 Renaissance Dr., Park Ridge, IL 60068

**RETURN DEED TO:**  
Frank J. Ponticelli, Esq.  
Ponticelli & Vito  
1480 Renaissance Drive, #209  
Park Ridge, IL 60068

**SEND SUBSEQUENT TAX BILLS TO:**  
TILDAN3, LLC  
6915 W. Gunnison  
Harwood Heights, IL

**UNOFFICIAL COPY****PARCEL ONE**

The West 72 feet of the East 124 feet of Lot 17 in Benjamin Ridgemoor's Golf Club Subdivision of Lot 1 in C. R. Ball's Subdivision of the North half of the North West Quarter of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, (except School Lot) and of the North 25 and four-tenths acres of the North East 1/4 of the North East 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian. Also:

**PARCEL TWO**

Easements for the benefit of parcel 1 as created by grant from Exchange National Bank, a national banking association, as Trustee under Trust Agreement dated October 8, 1963 and known as Trust No. 16575 to O'Hare International Bank, a corporation of the United States, as Trust No. 71L129, dated June 9, 1971 and recorded August 5, 1971 as Document 21574384, said easements being described as follows:

(A) An easement for ingress and egress over and across the westerly 6 feet of the East 52 feet of Lot 17 in Benjamin's Ridgemoor Golf Club subdivision aforesaid.

(B) An easement for ingress and egress and driveway over and across the Easterly 87 feet of Lot 65 in Lawrence Highlands, being a Subdivision of Lot 1, Lots 3 to 7, both inclusive, Lots 9 to 16 both inclusive, and Lots 18 and 20 in Benjamin's Ridgemoor Golf Club Subdivision of Lot 1 of C. R. Ball's Subdivision of the North 1/2 of the North West 1/4 of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, (except School Lot) and the North 25.4 acres of the North East 1/4 of the North East 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

(c) An Easement for ingress and egress, driveway and parking purposes over and across the Westerly 87 feet of Lot 65 in Lawrence Highlands aforesaid.

ADDRESS: 6915 W. Gunninson, Harwood Heights, Illinois

PIN: 13-18-101-083  
13-18-101-092

ADDRESS: 6925 W. Gunninson, Harwood Heights, Illinois

PIN: 13-18-101-091

96666971

# UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

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 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.

July 12, 2023 Dated Theresa Ann Hannon  
 Theresa Ann Hannon, As Successor Co-Trustee  
 Under the Declaration of Trust of Tillie Di Vito  
 dated 15<sup>th</sup> day of August, 1996

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS

12<sup>th</sup> DAY OF July, 2023  
Melissa Vrana  
 Notary Public

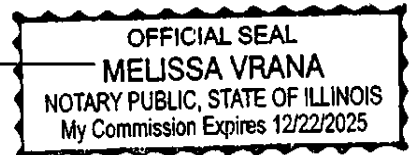


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

July 12, 2023 Dated Theresa Ann Hannon  
 Theresa Ann Hannon for  
 TILDAN3, LLC

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE THIS

12<sup>th</sup> DAY OF July, 2023  
Melissa Vrana  
 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]