UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

LN 2302829, 112

Doc#. 2405313204 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/22/2024 12:11 PM Pg: 1 of 3

Dec ID 20231101683117

ST/CO Stamp 0-108-794-416 ST Tax \$359.00 CO Tax \$179.50

THE GRANTOR Anthony J. Cristofano, as Trustee of The Anthony J. Cristofano Trust dated August 17, 2017, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to GRANTEES Veronica M. Renteria. a person and Diana J. Mendoza Zamarripa, a person, of 1341 Currell Court, Unit 2A, Lake In The Hills, IL 60156, as Joint Tenants, the following described real estate commonly known as:

Permanent Index Number(s): 03-03-307-021-0000

Property Address: 125 Wilshire Drive, Wheeling, IL 50090

Initials AV Ball 21112 C VALUE FOR A PERIOD OF THIRTY (30 DAYS PROM THE DATE CO. TO SHEET (30

LEGAL DESCRIPTION AT A CHED

This deed is executed by the party of the first part, as Trustee, as afcresaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6 day of Docember 2023.

Anthony J. Cristofano, as Trystee of The Anthony

J. Cristofano Trust dated August 17, 2017

REAL ESTATE TRANSFER TAX			20-Feb-2024
		COUNTY:	179.50
		ILLINOIS:	359.00
	The same of the sa	TOTAL:	538.50
03-03 - 307-	021-0000	20231101683117	0-108-794-416

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STATE OF _	エし)
COUNTY OF	COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony J. Cristofano, as Trustee of The Anthony J. Cristofano Trust dated August 17, 2017, 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 they signed, sealed and delivered in the instrument as their 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 <u>O</u> day of <u>December</u> 2023.

OFFICIAL SEAL
FELICIA N DIJQUE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXTRES: 01/31/2027

Notary Public

THIS INSTRUMENT PREPARED BY Paigl Unruh Drost, Kivlahan, McMahon & O'Connor, LLC 11 S. Dunton Avenue Arlington Heights, IL 60005

MAIL TO: Law Offices of Frank Panzica 5523 North Cumberland Avenue Ste 1207 Chicago, IL 60656 SEND SUBSEQUENT TAX BILLS TO:
Veronica M. Renteria and Diana J. Mendoza
Zamarripa
125 Wilshire Drive
Wheeling, IL 60090

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LN23028291

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Exhibit A

LOT 21 IN HOLLYWOOD RIDGE UNIT NUMBER 1 BEING A RESUBDIVISION OF PARTS OF LOTS 14, 15 AND 16 TAKEN AS A TRACT IN OWNERS DIVISION OF BUFFALO CREEK FARM BEING A SUBDIVISION OF PART OF SECTIONS 2, 3, 4, 9 AND 10 IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-03-30%-021-0000

Cook Colling Clark's Office For Informational Purposes only: 125 Wilshire Drive, Wheeling, IL 60090