

TRUSTEE'S DEED

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This indenture made this 27TH day of FEBRUARY, 2024 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 8TH day of MAY, 1984 and known as Trust Number: 12717 party of the first part, and



Doc# 2407308036 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/13/2024 1:58 PM
PAGE: 1 OF 5

MICHAEL ANTHONY GIGLIO AND NICOLE MARIA GIGLIO, AS TRUSTEES OF THE MARGUERITE M. GIGLIO TRUST party of the second part,

Reserved for Recorder's Office

whose address is:
1775 BRUSH HILL LANE, GLENVIEW, IL 60025

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 1775 BRUSH HILL LANE, GLENVIEW, IL 60025
Permanent Tax Number: 04-23-305-010-0000

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 behoove 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 trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. _____ and Cook County Ord. 93-0-27 par. _____

Date _____ Sign. _____

REAL ESTATE TRANSFER TAX		13-Mar-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

04-23-305-010-0000 | 20240301647230 | 1-777-424-944

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Ryan O'Reilly*
Ryan O'Reilly - Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 27TH day of FEBRUARY, 2024.



Iris Ravelo
NOTARY PUBLIC

This instrument was prepared by:

Ryan O'Reilly
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME LATIMER LEVAY FYOCK LLC

ADDRESS 55 W. MONROE, ST, #1100

CITY, STATE CHICAGO IL 60603

ATT: TED A. KOESTER

SEND SUBSEQUENT TAX BILLS TO:

NAME LAKESHORE AUDIOVISUAL INC.

ADDRESS 3912 W. McLEAN AVE

CITY, STATE CHICAGO IL 60647

ATT: MICHAEL GIGLIO

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LEGAL DESCRIPTION

PARCEL 1: (UNIT 308-082) THE EAST 28.00 FEET OF THE WEST 70.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF LOT 308 IN HEATHERFIELD UNIT 1, BEING A RESUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1998 AS DOCUMENT 98125098, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT NO. 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED JUNE 11, 1998 AS DOCUMENT NUMBER 98494996.

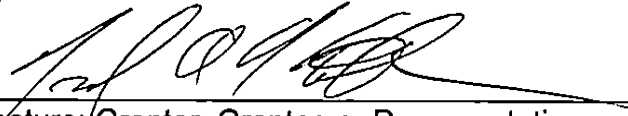
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Exempt under 35 ILCS 200/31-45, paragraph (e), Real Estate
Transfer Tax Law

3/6/24

Date



Signature: Grantor, Grantee or Representative

Property of Cook County Clerk's Office

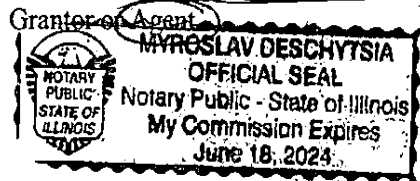
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STATEMENT BY GRANTOR AND GRANTEE

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 March 6, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said TED A. KOESTER
dated 3-6-2024

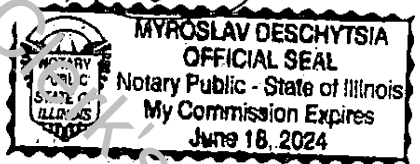


Notary Public Myroslav Deschytzia

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 title to real estate under the laws of the State of Illinois.

Dated March 6, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said TED A. KOESTER
dated 3-6-2024



Notary Public Myroslav Deschytzia

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.