

UNOFFICIAL COPY



Doc#: 1200610083 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/06/2012 03:10 PM Pg: 1 of 2

Paul J. & Warner Title Services, Inc.
475 North Martingale
Suite 950
Columburg, IL 60173

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 16th day of December, 2011, between RONALD M. GRAY, as Trustee of the RONALD M. GRAY DECLARATION OF TRUST dated ~~August 28, 1995~~ August 28, 1995, 210 East Walton Place, Unit E, Chicago, Illinois 60611, Grantor, and ~~JAMES~~ JAMES SAYADZAD*, of 800 North Michigan Avenue, Unit 2503, Chicago, Illinois 60611, as Grantee, August 28, 1995

* an unmarried person

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT E IN THE 210 EAST WALTON CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 35 AND 36 TOGETHER WITH A PART OF THE EAST 33 FEET OF LOT 34, ALL IN FITSBERG'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 7, 1994 AS DOCUMENT 94311802, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL FOR INGRESS, EGRESS AND ACCESS TO AND OVER THE DRIVEWAY LOCATED ON THE PROPERTY WEST OF AND ADJOINING THE LAND, AS CREATED AND SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON APRIL 7, 1994 AS DOCUMENT 94311800.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR STRUCTURAL SUPPORT, ACCESS TO AND MAINTENANCE AND USE OF COMMON FACILITIES, ENCROACHMENTS, USE OF THE GARDEN AREA AND COMMON WALLS, FLOORS AND CEILINGS LOCATED ON THE PROPERTY NORTH OF AND ADJOINING THE LAND, AS CREATED AND SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON APRIL 7, 1994 AS DOCUMENT 94311800.

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes for the year 2011 and subsequent years; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any.

Jim

Doc # 14756

JK

Doc # 14756

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Permanent Real Estate Index Number(s): 17-03-208-024-1005

Address of Real Estate: 210 East Walton Place, Unit E, Chicago, Illinois 60611

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.


[Signature]
 RONALD M. GRAY, Trustee of the RONALD M. GRAY DECLARATION OF TRUST dated ~~August 23, 1985~~ / ~~10-1-24, 1985~~



August 28, 2011

STATE OF ILLINOIS

COUNTY OF COOK

August 28, 2011

REAL ESTATE TRANSFER		12/29/2011
	CHICAGO:	\$8,512.50
	CTA:	\$3,405.00
	TOTAL:	\$11,917.50
17-03-208-024-1005 20111201602328 SBR7VP		

REAL ESTATE TRANSFER		12/29/2011
 	COOK	\$567.50
	ILLINOIS:	\$1,135.00
	TOTAL:	\$1,702.50
17-03-208-024 1005 20111201602328 4EP1RP		

I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD M. GRAY, Trustee of the RONALD M. GRAY DECLARATION OF TRUST dated August 28, 1985, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 16th day of September, 2011.

Commission Expires: 10-22-2013

[Signature]
 NOTARY PUBLIC

OFFICIAL SEAL
 RONDA ANN FRIESZLA
 Notary Public - State of Illinois
 My Commission Expires Oct 22, 2013

This instrument prepared by:
 Richard C. Spain
 SPAIN, SPAIN & VARNET, P.C.
 33 North Dearborn Street, Suite 2220
 Chicago, Illinois 60602

Send Subsequent Tax Bills To:

James N. Sayadzad
 210 East Walton Place, Unit E
 Chicago, IL 60611

Mail To:

Richard P. Sora, Esq.
 Kamensky, Rubinstein, Hochman & Delott
 7250 North Cicero Avenue, Suite 200
 Lincolnwood, IL 60712