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Doc#: 1313748026 Fee: \$42.00
HHSF Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2013 03:17 PM Pg: 1 of 3

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Daniel D. Drew
Daniel D. Drew, P.C.
1415 West 22nd Street
Tower Floor
Oak Brook, Illinois 60523

ABOVE SPACE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

This DEED, made this 14th day of May, 2013, between Beverly M. Koller, as Trustee of the Beverly M. Koller Trust pursuant to Trust Agreement dated July 15, 2011, located at 1602 N. Haddow Avenue, Arlington Heights, Illinois, 60004 ("Grantor"), and Nicholas Pizzolato, residing at Unit 302, 945 East Kenilworth, Palatine, Illinois 60067 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in and paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of above described Trust Agreement, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to his successors and assigns, FOREVER, the real estate, situated in the County of Cook and State of Illinois known and legally described in Exhibit A attached hereto.

Permanent Real Estate Index Number: 02-24-105-023-1060

Property Address: Unit 302, 945 East Kenilworth, Palatine, Illinois 60067

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused her name to be signed to these presents the day and year first above written.

GRANTOR:

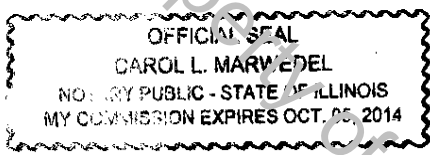
Beverly M. Koller TRTEE
Beverly M. Koller, as Trustee of the Beverly M. Koller
Trust pursuant to Trust Agreement dated July 15, 2011

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Beverly M. Koller, as Trustee of the Beverly M. Koller Trust pursuant to Trust Agreement dated July 15, 2011, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, as trustee of the trust, and as the free and voluntary act of the Trust for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of May, 2013.



Carol L. Marwedel

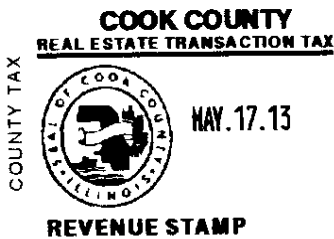
Notary Public

AFTER RECORDING MAIL TO:

Daniel D. Drew
Daniel D. Drew, P.C.
1415 West 22nd Street, Tower Floor
Oak Brook, Illinois 60523

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Pizzolato
Unit 302, 945 East Kenilworth
Palatine, Illinois 60067



# 000000553	REAL ESTATE TRANSFER TAX
	0004000
	FP 103045



# 000000554	REAL ESTATE TRANSFER TAX
	0008000
	FP 103050

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EXHIBIT A TO DEED

Legal Description

PARCEL 1:

UNIT 302 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN REFERRED TO AS THE "PARCEL"):

LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SE CORNER OF SAID LOT 6, THENCE NORTH 1 DEGREE 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST 145.00 FEET, THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SW CORNER OF SAID LOT 6, ALSO EXCEPTING THEREFROM THAT PART LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970, AS DOCUMENT NO. 2536651, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY THE 111 EAST CHESTNUT CORPORATION, AN ILLINOIS CORPORATION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2702050, TOGETHER WITH AN UNDIVIDED .86504 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970, AS DOCUMENT NO. LR 2536651, AND (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973, AS DOCUMENT NO. LR 2702046, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-24-105-023-1060

Property Address: Unit 302, 945 East Kenilworth, Palatine, Illinois 60067