

# UNOFFICIAL COPY

## TRUSTEE'S DEED

**MAIL TO:**

Mr. Alfred D. Stavros  
Attorney at Law  
433 N. Milwaukee Avenue  
Wheeling, IL 60090



**NAME & ADDRESS OF TAXPAYER:**  
Anton W. Walczak and Arlene I. Walczak  
5 Villa Verde, #303  
Buffalo Grove, IL 60089

Doc#: 1314433094 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/24/2013 11:27 AM Pg: 1 of 2

**FIRST AMERICAN TITLE**

242503

THIS INDENTURE, made this 6th day of May, 2013, between **JANICE N. FOX, as Trustee under Declaration of Trust dated June 7, 1994**, as Grantor, of the Village of Buffalo Grove, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to ANTON W. WALCZAK and ARLENE I. WALCZAK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ANTON W. WALCZAK LIVING TRUST, DATED MAY 16, 2001, AND ANY AMENDMENTS THEREFOR,** 412 Terramere Avenue, Arlington Heights, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1: UNIT 5-303 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLA VERDE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26700515, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26700513.**

**P.I.N.: 03-07-201-019-1265**

Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium,

DATED this 6th day of May, 2013.

<b>REAL ESTATE TRANSFER</b>	05/07/2013
<b>COOK</b>	\$30.00
<b>ILLINOIS:</b>	\$60.00
<b>TOTAL:</b>	\$90.00

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(SEAL)

Janice N. Fox *Janice N Fox*

As Trustee aforesaid

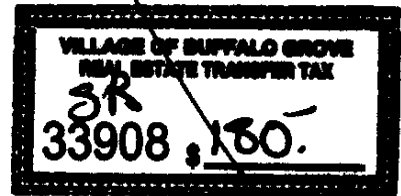
State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janice N. Fox, as Trustee under Trust Agreement dated June 7, 1994,



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, as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of May, 2013.

*Michael Samuels*  
Notary Public



This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015

Address of Property:  
5 Villa Verde, #303  
Buffalo Grove, IL 60089

Property of Cook County Clerk's Office