

# UNOFFICIAL COPY



Doc#: 1516849100 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/17/2015 11:41 AM Pg: 1 of 3

## TRUSTEES' DEED

Prepared By:

Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646

THIS AGREEMENT made this 3<sup>rd</sup> day of JUNE, 2015, between JAMES B. NEMEC as Trustee of The James B. Nemece Revocable Trust dated January 15, 2004, and VIOLA M. NEMEC, as Trustee of The Viola M. Nemece Revocable Trust dated January 15, 2004 as GRANTORS

AND

ANTHONY M. LOVERO  
2318 West Augusta Blvd.  
Chicago, IL 60622  
as GRANTEE

WITNESSETH: The Grantors in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as the respective Trustees of their respective Trusts and of every other power and authority the Grantors hereunto enabling, do hereby warrant unto the Grantee in fee simple the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to Wit:

Legal Description is attached hereto and made a part hereof.

P.I.N. # 09-26-424-004-1091.  
Commonly known as 600 West Touhy Ave. # 209, Park Ridge, IL 60068

together with the tenements, improvements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to hold same FOREVER.



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 40759

**Baird & Warner Title Services, Inc.**  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

Bw 15-245 83  
182

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IN WITNESS WHEREOF, the Grantors as Trustees as aforesaid hereunto have set their hands and seals the day and year first above written.

*J B Neme*  
JAMES B. NEMEC  
as Trustee as aforesaid

*Viola M Neme*  
VIOLA M. NEMEC  
as Trustee as aforesaid

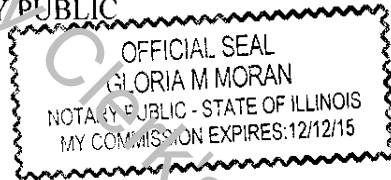
State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that James B. Neme as Trustee as aforesaid and Viola M. Neme as Trustee as aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said deed as their free and voluntary act and as such respective Trustees, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3<sup>rd</sup> day of June, 2015.

*Gloria M Moran*

NOTARY PUBLIC



Mail Tax Bills to:

Anthony M. Lovero

2318 W Augusta #1F

CHICAGO IL 60622

REAL ESTATE TRANSFER TAX		16-Jun-2015
	COUNTY:	157.50
	ILLINOIS:	315.00
	TOTAL:	472.50
09-26-424-004-1091   20150601694169   0-404-684-160		

Mail Recorded Deed to:

Rob Guzaldo

6650 H Northcut Hwy

CHICAGO IL 60631

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**LEGAL DESCRIPTION:**

**PARCEL 1: UNIT 600-209 IN THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0814116029, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-147, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.**

**PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED AND SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT FOR UPTOWN PHASE III, RECORDED AS DOCUMENT 0814116028.**

**NOTE FOR INFORMATIONAL PURPOSES ONLY:**

**Commonly known as: 600 West Touhy Avenue, Unit 209, Park Ridge, IL 60068**

Property of Cook County Clerk's Office