

# UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 1525847244 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2015 01:28 PM Pg: 1 of 2

(9-8)

GIT

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==For Recorder's Use==

**THIS INDENTURE**, made this 27 day of August, 2015, between EMILY J. TRUETT, as Trustee under a trust agreement dated June 8, 2010 and known as the EMILY J. TRUETT TRUST, Grantor, and MICHAEL J. PODLASEK, a single man, of 5200 S. Nottingham Avenue, Chicago, Illinois, Grantee.

WITNESSETH, That grantor(s), in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor does hereby grant, sell and convey unto the grantee in fee simple, the following described real estate situated in County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 208 TOGETHER WITH ITS UNDIVIDED PER CENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0626545035, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-58, AND STORAGE SPACE NO. S58-G, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0615932017 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**Common Address:** 7753 Van Buren St., # 208, Forest Park, IL 60130  
**Permanent Index No.:** 15-13-109-050-1008

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SUBJECT TO: (1) General real estate taxes for the year 2015 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the grantor, EMILY J. TRUETT, as Trustee as aforesaid, hereunto set her hand and seal this 27th day of August, 2015.

Emily J. Truett, Trustee

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No. 5789 Approved/Date 8/28/15

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 EMILY J. TRUETT, 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 such trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of August, 2015.

Christine M. Palkovic Notary Public



Prepared by: Christine M. Palkovic, Italia & Palkovic, LLP 1807 Broadway, Melrose Park, IL 60160

Tax bill to: Michael Podlasek 7753 Van Buren #208 Forest Park, Illinois 60130

Return to: Mr. John Sereda 3838 W. 111th St., Ste. 102 Chicago, Illinois 60655

Table with REAL ESTATE TRANSFER TAX, COUNTY: 109.00, ILLINOIS: 218.00, TOTAL: 327.00