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TRUSTEE'S DEED (Illinois)

Doc#: 1527441128 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2015 02:46 PM Pg: 1 of 3

Mail to: Richard C. Spain

Spain, Spain & Varnet P.C.

33 N. Dearborn Street Suite 2220

Chicago, IL 60602

Name & Address of Taxpayer:

Earl Rusnak, Jr.

30 W. Oak #17B

Chicago, IL 60610

THE GRANTORS Paul P. Knapp and Nancy J. Knapp, Co-Trustees of the Knapp Family Trust dated April 30, 2012, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration 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 CONVEY AND QUITCLAIM to Earl Rusnak, Jr. and Sandra Rusnak, husband and wife as Tenants by the Entirety

2 N. LaSalle Street, Suite 500, Chicago, IL 60602

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: Covenants, conditions and restriction of record; public and utility easements; acts done by or suffered through grantee; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number: 17-04-424-055-1031

Property Address: 30 W. Oak, Unit #17B, Chicago, IL 60610

DATED this 10th day of September, 2015

FIRST AMERICAN TITLE
ORDER # 2069307

Paul R. Knapp, as Trustee as aforesaid

Nancy J. Knapp, as Trustee as aforesaid

REAL ESTATE TRANSFER TAX		22-Sep-2015
	CHICAGO:	27,375.00
	CTA:	10,950.00
	TOTAL:	38,325.00

17-04-424-055-1031 | 20150901625252 | 1-907-306-368

REAL ESTATE TRANSFER TAX		22-Sep-2015
	COUNTY:	1,825.00
	ILLINOIS:	3,650.00
	TOTAL:	5,475.00

17-04-424-055-1031 | 20150901625252 | 0-414-461-824

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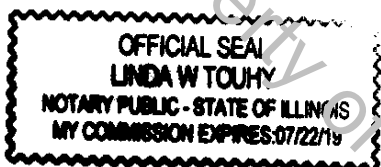
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul R. Knapp and Nancy J. Knapp, not personally, but as Co-Trustees of the Knapp Family Trust dated April 30, 2012 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 they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of September, 2015.



[Handwritten Signature]

Notary Public

NAME AND ADDRESS OF PREPARER:

Case Hoogendoorn
Hoogendoorn and Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit 17B, together with the exclusive right to use Parking Spaces P-29/P-30 and Storage Space S-09, limited common elements in the 30 W. Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

and ALSO;

That part of Lots 1 and 2 (except the South 90.0 feet thereof) taken as a tract, lying below a horizontal plane of 14.01 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "C" to the declaration of condominium recorded October 18, 2006 as document number 0629110006, as amended by first amendment recorded December 1, 2006 as document number 0633517012, second amendment recorded December 18, 2006 as document number 0635215100, third amendment recorded December 27, 2006 as document number 0636109036 and fourth amendment recorded December 29, 2006 as document number 0636309031, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by easement agreement recorded October 18, 2006 as document number 0629110005, over the burdened land described therein, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the land therein referred to as the "Condo Garage" (said burdened land commonly referred to in said agreement as the "Townhome Parcel" and "Townhome Improvements")

Permanent Index #'s: 17-04-424-055-1031 Vol.No 499

Property Address: 30 W Oak Street Unit #17B, Chicago, Illinois 60610