

UNOFFICIAL COPY

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This instrument prepared by:
John T. Clery, PC
1515 E. Woodfield Rd, Suite 830
Schaumburg, IL 60173



Doc#: 1603604026 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2016 11:27 AM Pg: 1 of 2

Mail future tax bills to:
Clifden Properties, Inc.
6103 West Higgins Avenue, Unit 3F
Chicago, IL 60630

Mail this recorded instrument to:
John Fitzpatrick
36 W. Randolph Street, #301
Chicago, IL 60601

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TRUSTEE'S DEED

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SCV
INTA

This Indenture, made this 15th day of January, 2016, between Richard J. Palmissano, Trustee of the Richard J. Palmissano Revocable Trust dated May 5, 2008 as to an undivided 50 percent interest and Nancy M. Palmissano, Trustee of the Nancy M. Revocable Trust (aka: Nancy M. Palmissano Revocable Trust) dated May 5, 2008 as to an undivided 50 percent interest as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated May 5, 2008, and known as Trust Number , party of the first part, and Clifden Properties, Inc. a corporation created and existing under and by virtue of the laws of the State of Illinois of 1835 Hood Ave., Unit E, Chicago, Illinois 60630, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Parcel 1: Unit 3F in the 6103-05 West Higgins Road Condominium, as delineated and defined on a Survey of Lots 1 and 2 in Block 6 in Angeline Dyniewicz Park a Subdivision of the Northeast 1/4 of the South west 1/4 of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, (excepting therefrom that part of Lots 1 and 2 lying Easterly of a line drawn from a point in the Northerly line of Lot 2, 15 feet Northwesterly of the Northeasterly corner of said Lot 2, to a point in the Southerly line of said Lot 1, 16.25 feet Southeasterly of the Southwesterly corner of said Lot 1) in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded August 8, 2003 as Document No. 0325144090, together with its undivided percentage interest in the common elements, in Cook County, Illinois.
Parcel 2: The exclusive right to the use of Parking Space 6, a limited common element, as delineated on a Survey attached to the Declaration aforesaid recorded as Document No. 0325144090, in Cook County, Illinois.

Permanent Index Number(s): 13-08-311-053-1009

Property Address: 6103 West Higgins Avenue, Unit 3F, Chicago, IL 60630

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2015 and 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX 03-Feb-2016

COUNTY:	51.25
ILLINOIS:	102.50
TOTAL:	153.75

13-08-311-053-1009 | 20160101662219 | 1-448-874-560

REAL ESTATE TRANSFER TAX 03-Feb-2016

CHICAGO:	768.75
CTA:	307.50
TOTAL:	1,076.25 *

13-08-311-053-1009 | 20160101662219 | 0-375-132-736

* Total does not include any applicable penalty or interest due.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Richard J. Palmissano

Richard J. Palmissano, as Trustee

Nancy M. Palmissano

Nancy M. Palmissano, as Trustee

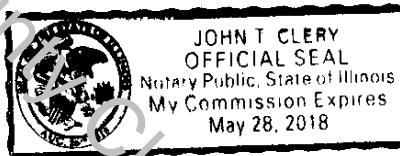
STATE OF ILLINOIS
COUNTY OF COOK

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) SS
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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard J. Palmissano, Trustee of the Richard J. Palmissano Revocable Trust dated May 5, 2008 as to an undivided 50 percent interest and Nancy M. Palmissano, Trustee of the Nancy M. Revocable Trust dated May 5, 2008 as to an undivided 50 percent interest, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this th 15 day of JANUARY, 2016.

John T. Clery
Notary Public



Property of Cook County Clerk's Office