

UNOFFICIAL COPY

mail To

lot 2
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT16 - 30162



Doc#: 1613149015 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2016 08:56 AM Pg: 1 of 5

TRUSTEE'S DEED

THIS INDENTURE, made this 13th day of March 2016, between Countryside Bank, formerly known as State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 8th day of January, 2015 as Trust Number 15-3299, party of the first part and BRADLEY TOTH and MEGAN TOTH, of 1008 N. Larrabee Street, Unit 2N, Chicago, IL 60610, party of the second part. ^w
p Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, BRADLEY TOTH and MEGAN TOTH, husband and wife, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 17-04-317-014-0000 (PIQ & OP) * Not as Joint Tenants or as Tenants in
Common but as Tenants by the
Entirety
Commonly known as 1008 N. Larrabee, Unit 2N, Chicago, IL 60610
G.

Subject to general real estate taxes not yet due and payable and all easements, covenants, conditions and restrictions of record, if any.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building law and ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Senior Vice President the day and year first above written.

COUNTRYSIDE BANK
as Trustee as aforesaid

By [Signature]
Attest [Signature]

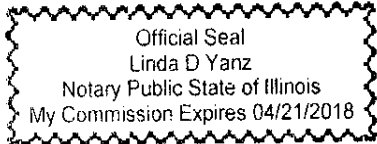
STATE OF ILLINOIS
COUNTY OF COOK

This instrument prepared by:

Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of Countryside Bank and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Senior Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Senior Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 13th day of April 2016.



Linda D. Yanz
Notary Public

D Name JOHN ZACHARA
E Street 53 W JACKSON #640
L City CHICAGO IL 60604
I
V
E
R OR
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

1008 N. Larrabee Street, #2N
Chicago, IL 60610

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JOHN LOVETRAN
as an Agent for Fidelity National Title Insurance Company
30 GREEN BAY ROAD, WINNETKA, IL 60093

Commitment No.: PT16-30162

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
1008 N. LARRABEE AVENUE UNIT 2N
Chicago, IL 60610
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 2N IN 1008 N. LARRABEE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 11 IN BLOCK 93 IN ELSTON ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1607129001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1607129001.

Commonly known as 1008 N. LARRABEE AVENUE UNIT 2N, Chicago, Illinois 60654

60610

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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REAL ESTATE TRANSFER TAX

25-Apr-2016



COUNTY:
ILLINOIS:
TOTAL:

274.50
549.00
823.50

17-04-317-014-0000

20160401691007

1-384-022-336

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

25-Apr-2016



CHICAGO:

4,117.50

CTA:

1,647.00

TOTAL:

5,764.50

17-04-317-014-0000 | 20160401691007 | 0-108-024-126

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

Property of Cook County Clerk's Office